



City of Santa Barbara 2010 — 2014 Consolidated Plan



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City of Santa Barbara

2010 - 2014 Consolidated Plan

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May 2010

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INTRODUCTION

The Consolidated Plan is required of local governments that apply directly for federal funds under certain housing and community development programs, such as the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships Program. These federal programs are administered by the U.S. Department of Housing and Urban Development (HUD).

The Consolidated Plan for the City of Santa Barbara has been developed through extensive analysis of available data, consultations with other governmental agencies, local non-profit agencies, and the needs of the community expressed through the citizen participation process. The plan maintains a focus on HUD's basic national goals of providing decent, affordable housing, a suitable living environment, and expanded economic opportunities especially for low and moderate income persons. The document describes the overall housing and community development needs of the jurisdiction and outlines a five-year strategy that establishes priorities for meeting those needs. It sets a unified vision for the City and implements that vision by means of a specific course of action.

The first part of the Consolidated Plan is a comprehensive planning document that describes the overall housing and community development needs of the jurisdiction and outlines a five-year strategy that establishes priorities for meeting those needs. The 2010 Action Plan outlines the resources anticipated to be available and specifies the activities proposed to be undertaken during the 2010-2011 Fiscal Year, from July 1, 2010, through June 30, 2011. These resources and activities have been selected specifically to address the priority needs outlined in the Strategic Plan.

It should be noted that the Consolidated Plan is based, in part, on 2000 US Census data. More recent information from various sources was also used when it was available. Information from the 2006–2008 American Community Survey of the US Census was used, but a number of the finer details, such as disability status by age or income, were not updated in that Survey. Information from the 2009 Santa Barbara County Economic Outlook (UCSB Economic Forecast Project), and the 2009 California Department of Finance was used for economic and demographic estimates. These have been incorporated into the analysis where appropriate.

The primary sources of funding that will be available to the City are Federal CDBG entitlement funds and HOME Program entitlement funds, as well as funds available through Redevelopment Agency sources and other City programs. All CDBG and HOME activities to be undertaken by the City are described in the Action Plan.

Copies of the Consolidated Plan and the 2010 Action Plan are on file at the Housing and Redevelopment Division office, 630 Garden Street, and can be viewed on the City's website at www.santabarbaraca.gov.

EXECUTIVE SUMMARY

The Executive Summary is required. The Summary must include the objectives and outcomes identified in the plan and an evaluation of past performance.

The City of Santa Barbara's 2010-2014 Consolidated Plan (Plan) represents a strategic vision for housing and community development. This document includes a snapshot of existing conditions in order to formulate broad five-year goals, strategies to accomplish these goals, and a one-year action plan that shows how we can address current needs. The goals are to: assist extremely low- and low-income persons; provide decent housing; create suitable living environments, and; expand economic opportunities.

The 2010-2014 Consolidated Plan includes applications for funds under two different United States Department of Housing and Urban Development (HUD) formula programs; Community Development Block Grant and the HOME Investment Partnership Program, totaling just over \$2 million.

Over the last five years, with the swell and deflation of the housing market, housing affordability has improved statistically. The City of Santa Barbara, however, remains one of the least affordable communities in the nation. Despite lower median housing prices, a high percentage of Santa Barbara residents remain financially challenged due to other factors. One of the main issues currently is the quickly shrinking tax base upon which the City relies for services. Coupled with reduced revenues at the State level, many who rely on local, county, and State services are seeing their programs severely reduced or eliminated.

Community Profile

The City of Santa Barbara is located in the South Coast area of Santa Barbara County, on the Pacific Ocean. It occupies an area of 23 square miles and had an estimated population of 90,308 in 2009, up from 89,600 in 2000, although the rate of increase was slower than the historic rate. Annual estimates show a decrease in population as the economy began to dip in 2005.

In the 2000 U.S. Census, 22 percent of all households in Santa Barbara had incomes below 50 percent of the city-wide median income. These households tended to be concentrated in six census tracts that constitute an area of low income concentration. The Hispanic population is also concentrated in these six census tracts.

Santa Barbara's limited supply of developable land, a relatively balanced economy, position in the local economy as an employment center, attractiveness as a tourist destination, and high quality of life, have combined to make this city one of the most expensive in which to live.

Citizen Participation

Elements of the Plan were developed with active citizen input, including a citizen advisory committee. Public hearings for input and review of the Plan were conducted on September 22, 2009 and March 23, 2010. The draft report was available for public review for a 45-day period, and notice to that effect was provided in two newspapers on March 18, 2010. Copies of the draft Plan were available in the Public Library, City Hall, and Community Development Department, as well as on the City of Santa Barbara website at www.santabarbaraca.gov.

Housing Needs

Needs for housing assistance far exceed available resources. The City has prioritized certain needs as more critical and attainable, given the limited funds available.

Very low-income and low-income households were identified as having high priority needs. The largest segment (over 80 percent) of these income groups are renters. By far the greatest issue relates to the cost burden faced by these groups; 52 percent of all renters pay more than 30 percent of their income on housing.

There are a limited number of rental units available to low- and very low-income renters and the housing available to them has a greater probability of being substandard. Very few affordable units are available for large families, and discrimination against families with children does occur. Minorities on the average have a lower median income than the City as a whole, and minority-headed households constitute a high percentage of the low- and very low-income renters.

Victims of domestic violence were identified as having medium priority needs. A significant number of persons in this category are also in the very low- and low-income categories for various reasons, compounding the need. Necessary services for other special needs groups are in short supply. Those with special needs also have fewer units available to them due to their specific circumstances, like special adaptations for the disabled, or proximity to services or transit for the elderly. This reduces their housing selection, and makes them sensitive to discrimination.

Rehabilitation of existing housing remains a strong need with 49 percent of the housing stock constructed prior to 1960.

Homeless Needs

There are several shelters and housing options for the general homeless population (families, single men and women), single-room occupancy (SRO) hotels, and additional shelters for special needs populations such as mentally ill, victims of domestic violence, alcohol/drug addicted, persons with HIV/AIDS, and youth. The total shelter capacity is 934 beds/rooms/units in the winter months (Dec-Mar) and 834 in the non-winter months (Apr-Nov). This includes 200 emergency shelter beds that are only available in winter months; 100 of these beds are available for transitional housing during the non-winter months. Based on estimates from service providers, there have been increased numbers of homeless seeking services in the area. Estimates vary widely as to the exact number of homeless in the city, but all agencies have cited an increased demand this year over last year. Shelters are also seeing more homeless families with children.

Housing Market Analysis

Median housing prices have come down in the past three years, from a high of \$1.12 million in 2007 to \$826,375 in 2009, but Santa Barbara still remains one of the least affordable markets in the nation. Overall demand is greater than supply, as with many coastal California communities, and housing construction has not kept pace with demand.

Vacancy rates, a signal of "market balance," are low, but have increased slightly the past few years. Overcrowding has also decreased overall, but remains a serious issue for segments of the population, especially renters.

The median family income for a family of four is considered to be \$70,400, an increase from five years ago, but far short of what is needed to keep up with the cost of housing. Sixty-seven percent of owners and 52 percent of renters report paying more than 30 percent of their income on housing.

The cost of land and construction has all but eliminated the possibility of traditional financing and development methods producing the types of housing units needed. The City continues to look for methods to assist in funding or providing capital improvements and/or facilities, which continues to produce some results.

Objectives/Outcomes

The City will make every effort to provide adequate housing and healthy living environments for all social and economic segments of the community and will encourage choices in the type and location of housing throughout the community while striving to maintain a high quality of life. Specifically, the City will focus on meeting the following objectives over the five-year period of the Consolidated Plan:

DH-1 - Availability/Accessibility for the Purpose of Providing Decent Housing

The City's Housing Rehabilitation Loan Program (HRLP) will rehabilitate substandard housing units for low- to moderate-income households and the Housing Authority will renovate housing units owned by the Authority. In addition, the City will support the Fair Housing Enforcement Program, Rental Housing Mediation Task Force, Legal Aid Foundation, and policies that help to overcome barriers to affordable housing. The total funding expected to be available during the five-year Plan period is approximately \$5.56 million.

DH-2 - Affordability for the Purpose of Providing Decent Housing

The City will combine funds from various sources including the Redevelopment Agency, HOME, private banks, and public housing development to create new affordable housing units. In addition, the HRLP will rehabilitate substandard low- to moderate-income multi-family housing units and HOME funds will be used for tenant-based rental assistance and security deposit assistance. The total long-term funding expected to be available for this objective is over \$170 million.

SL-1 - Accessibility for the Purpose of Creating Suitable Living Environments

The City supports programs that provide emergency shelter and transitional housing for homeless persons, prevent individuals and families from becoming homeless, help homeless persons to transition to permanent housing, and provide permanent supportive housing. The total funding expected to be available during the five-year Plan period is approximately \$5.27 million.

SL-3 - Sustainability for the Purpose of creating Suitable Living Environments

The City supports a variety of social services including neighborhood centers, and public facilities improvements. Expected total long-term funding is \$2.17 million.

EO-2 - Affordability for the Purpose of Creating Economic Opportunities

The Community Development Loan Fund will provide small business loans to persons who do not qualify for conventional bank loans. The total funding expected to be available during the five-year Plan period is approximately \$2.5 million.

Evaluation of Past Performance

The City of Santa Barbara published its most recent Consolidated Plan in May of 2005, covering the period from July 1, 2005 to June 30, 2010. The City's previous Consolidated Plan identified the following six priorities for that five-year period:

1. Maintain and upgrade existing low-income affordable housing stock.

During the five-year period, the City's Housing Rehabilitation Loan Program (HRLP) provided \$3,140,617 in CDBG and HOME entitlement funds and program income to rehabilitate 27 single family homes and 205 multi-family units.

The City's Housing Authority used \$4,077,589 in Capital Fund Program (CFP) funding to renovate 140 of its existing Public Housing and Non-HUD-assisted units.

The Services Aimed at Independent Living (SAIL) program served 551 low- and moderate-income special needs persons with necessary home maintenance and handicap-accessible installations.

2. Develop and promote programs that create new affordable housing for very low to moderate-income persons.

The City of Santa Barbara has demonstrated a strong track record in producing affordable housing.

The City's Housing Authority completed construction of El Carrillo, a 61-efficiency unit permanent supportive housing development for the homeless or those at risk of homelessness. The Housing Authority also purchased property at 416-424 E. Cota Street for a development that will consist of 56 studio/efficiency units for special-needs households and low-income downtown workers. The Housing Authority also purchased a 1.09 acre parcel at 512 Bath Street for the development of 53 studio apartments and one two-bedroom manager's apartment for a mix of low-income downtown workers and low-income special needs populations, including those that are homeless or formerly homeless.

The City provided \$2,448,565 in HOME entitlement funds and program income, and \$18,929,956 in Redevelopment Agency funds for new affordable housing developments, either through assistance with acquisition, write-down of land costs, or pre-development costs.

3. Promote and provide services that prevent discrimination and eliminate barriers to housing.

The City's Rental Housing Mediation Task Force (RHMTF) program and Fair Housing/Discrimination Program continued to respond to inquiries and provide information, conduct mediations, and investigate reported cases of housing discrimination.

Legal Aid Foundation assisted 1,636 low-income individuals with housing, family law, public benefits, and elder law.

4. Support programs for homeless and non-homeless persons with special needs.

In addition to services provided by the RHMTF, Fair Housing, and Legal Aid described above, Transition House assisted 1,252 individuals at risk of

homelessness to increase their earning potential. Catholic Charities provided rent assistance to 882 families, and Casa Esperanza provided day center services to 4,748 homeless individuals. Other service agencies continued to provide valuable service to the special needs populations, including the Foul Weather Homeless Shelter Project, Domestic Violence Solutions, AIDS Housing (Santa Barbara) – Sarah House, Noah's Anchorage Youth Shelter, WillBridge, Hotel de Riviera, St. Vincent's, New Beginnings Counseling Center, New Faulding Hotel, Community Kitchen, and Storyteller Children's Center.

5. Support programs that strengthen or expand public or social service agencies which facilitate low- and moderate-income housing and other community development needs.

The City's Target Area Neighborhood Improvement Program renovated the community center at Ortega Park, installed pedestrian-level lighting in several locations, rehabilitated two community centers, completed sidewalk and drainage improvements to enhance pedestrian safety and accessibility in multiple locations, constructed a bicycle path, installed safety fencing along the railroad corridor in multiple locations, and renovated three community gardens.

6. Support economic development proposals which leverage financial resources to create or retain jobs for low- and moderate-income persons.

The Community Development Loan Fund, operated by Women's Economic Ventures, provided service to 868 persons and expended \$124,947 of CDBG funds for program operation and \$117,500 in CDBG Revolving Loan funds micro-enterprise loans to 12 businesses.

COMMUNITY PROFILE

To determine the present and future needs of the City of Santa Barbara, demographic and socioeconomic variables such as population, employment, households, income, and housing stock characteristics must be analyzed. Detailed information is provided by the City's Housing Element, U.S. Census data, and other resources listed in the Introduction.

Santa Barbara is situated along the South Coast area of Santa Barbara County and is geographically isolated from the rest of Santa Barbara County by having the Pacific Ocean to the south and the Santa Ynez mountain range to the north. The city occupies an area of 23 square miles of the coastal plain and foothills. Approximately three miles to the west of the City of Santa Barbara lies the City of Goleta. The area between the City boundaries is unincorporated, but urbanized, with a similar pattern of development. The unincorporated area of Montecito lies to the east. The population of the County as a whole in 2009 was approximately 431,312. Although the north county City of Santa Maria is growing at a faster rate, Santa Barbara is the commercial, financial and governmental center for Santa Barbara County and is one of the oldest communities in California. The majority of jobs are in the retail, tourist, high-tech, government, education, and health care sectors of the local economy. Nearby facilities for higher education include the University of California at Santa Barbara, Santa Barbara City College, and Westmont College.

Santa Barbara is a full-service City, providing police and fire protection, animal control, emergency medical aid, building and safety regulation and inspection, street lighting, beautification, water, sanitation, land use planning and zoning, housing and community services, maintenance and improvement of streets and related structures, traffic safety maintenance and improvement, parks services, and a full range of recreational and cultural programs for citizen participation. The City owns and operates its own airport, harbor, sewage treatment plant, and water supply system.

Santa Barbara's natural coastal setting and Mediterranean climate provide an extremely attractive living environment. This setting has a substantial impact on employment characteristics as well as the City's economic base. These conditions attract people who compete for residential opportunities that are limited due to the finite amount of available land, and existing residents' desire to maintain their unique quality of life.

Demographics

The following information provides a profile of the population, age, and racial/ethnic composition of Santa Barbara.

Population

According to the U.S. Census, the City's population was 89,600 in 2000, which was a 4.6 percent increase from 1990. The State Department of Finance (DOF) provides annual updates to the census population figures. In January 2009, DOF estimated the City's population to be 90,308, which is an increase of 0.8 percent from 2000. Annual numbers showed a downturn in the number of people living in the City as the economy began to dip in 2005 (0.5 percent decrease) and 2006 (1.0 percent decrease). Population has stabilized since then and is expected to increase, although at a lower than historic rate.

Santa Barbara's current population is expected to be approximately the same in 2013, according to the Santa Barbara County Economic Outlook 2009, prepared by the UCSB

Economic Forecast Project. The County is expected to continue to grow at an annual rate of over ½ percent during that period, with Santa Maria, Buellton, and the unincorporated areas in northern Santa Barbara County experiencing the highest rates of growth.

The City of Santa Barbara has experienced a lower growth rate than the County. Between 1980 and 2000, City population grew about 22 percent. During that same time, Santa Barbara County's population increased 33 percent.

Age

Housing needs are influenced by the age characteristics of the population, as different age groups have different housing needs based on lifestyle, family types, income levels and housing preference.

Table 1 illustrates how the City's age distribution has changed between 1990 and 2008. The most significant increase in population between 1990 and 2008 occurred in the 55-64 age group. This group increased by 3,534 persons and made up 11.3 percent of the City population in 2008. In addition, the median age increased from 34.0 in 1990 to 37.7 in 2008, implying an aging population.

Among the more notable changes between 2000 and 2008 was the decline in population of school-aged children (ages 5-19) and adults between the ages of 25-54. The 5-19 age group decreased by 4,261 persons and the 25-54 age group decreased by 4,900 persons. Despite a decline, persons 25 to 54 years of age continue to represent a significant portion of the City's population at 43 percent.

Table 1
Population by Age

Age Group	1990		2000		2008	
	Number	Percent	Number	Percent	Number	Percent
0-4 years	5,340	6.2%	5,194	5.6%	4,354	5.0%
5-19 years	12,717	14.9%	16,972	18.4%	12,711	14.8%
20-24 years	8,853	10.3%	8,790	9.5%	9,829	11.4%
25-54 years	38,606	45.1%	41,926	45.4%	37,026	43.0%
55-64 years	6,184	7.2%	6,716	7.3%	9,718	11.3%
65+ years	13,971	16.3%	12,727	13.8%	12,449	14.5%
Total	85,671	100.0%	92,325*	100.0%	86,087	100.0%
Median Age	34.0		34.6		37.7	

Source: 1990, 2000 U.S. Census; 2006-2008 American Community Survey

*This figure was subsequently corrected to 89,600 persons by the U.S. Census Bureau.

Overall, the age distribution for the City of Santa Barbara closely mirrored that of the State of California. The median age in the City increased slightly from 34.0 in 1990 to 34.6 in 2000. This continues to be slightly higher than the State median age (31.4 in 1990 and 33.3 in 2000).

Race/Ethnicity

The 2008 American Community Survey estimates reported that 79.8 percent of the Santa Barbara population identified themselves as White. Asians composed 3.8 percent of the population and Blacks/African-Americans were 2.2 percent. Those of two or more races made up 2.6 percent of the population. The remaining racial groups were Pacific

Islander (0.2 percent), and Native American (0.7 percent). Those who categorized themselves as “Other” combined to total 10.7 percent of the population.

The percentage of people of Hispanic origin in the City decreased from 35 percent in 2000 to 32.1 percent in 2008. In large part, it is believed that a portion of the decrease can be attributed to the larger percentages of the Hispanic population affected by the economic recession. The Hispanic population also constitutes a larger percentage of the rental housing category and pays a significant portion of their incomes for housing. Persons in these categories would be more sensitive to the economic downturn, in particular, downturns in the hospitality sector of the local economy.

Areas with concentrations of racial/ethnic minorities are all in the downtown census tracts: 8.01, 8.02, 9, 10, 11 and 12.04 (see Appendix D – Maps). The Consolidated Plan defines areas of concentrations of racial/ethnic minorities as census tracts where the combined total of ethnic/minorities total 50 percent or more of the census tract. Census tract 8.01 and 8.02 (east of State Street) contain the highest concentrations with over 70 percent minority populations. Hispanics form the majority of minorities in the concentrated areas. Blacks, although just over 2 percent of the City's population and not more than 5 percent of any census tract, have their highest concentration in tracts 8.01 and 9 (east of downtown and west of downtown).

MANAGING THE PROCESS

Consultation

1. *Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.*
2. *Identify agencies, groups, and organizations that participated in the process. This should reflect consultation requirements regarding the following:*
 - **General** §91.100(a)(1) - *Consult with public and private agencies that provide health services, social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons) during the preparation of the plan.*
 - **Homeless strategy** §91.100(a)(2) – *Consult with public and private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless.*
 - **Lead lead-based paint hazards** §91.100(a)(3) – *Consult with State or local health and child welfare agencies and examine existing data related to lead-based paint hazards and poisonings.*
 - **Adjacent governments** §91.100(a)(4) - *Notify adjacent governments regarding priority non-housing community development needs.*
 - **Metropolitan planning** §91.100(a)(5) - *Consult with adjacent units of general local government, including local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction, i.e. transportation, workforce development, economic development, etc.*
 - **HOPWA** §91.100(b) - *Largest city in EMSA consult broadly to develop metropolitan-wide strategy for addressing needs of persons with HIV/AIDS and their families.*
 - **Public housing** §91.100(c) - *Consult with the local public housing agency concerning public housing needs, planned programs, and activities.*

Lead Agency

The Housing and Redevelopment Division of the City of Santa Barbara Community Development Department acted on behalf of the City as the lead agency for development of the 2010-2014 Consolidated Plan and 2010-2011 Action Plan. As Lead Agency, the City assumes overall responsibility for development, management, administration, implementation, planning, and reporting pursuant to the 2010-2014 Consolidated Plan.

Outreach

The process included outreach and consultation with agencies, groups, organizations and others interested in the development and preparation of the Consolidated Plan. The City of Santa Barbara Community Development and Human Services Committee has been actively seeking input from the public and private providers of housing or services for special needs groups since at least 1992 when a series of panel discussions were held to assist the City in assessing its housing needs. Communication lines are maintained with these groups to create an ongoing dialog on local housing issues.

Public Meetings

The City of Santa Barbara Community Development and Human Services Committee served as the initial conduit for information gathering and plan review for this year's Consolidated Plan. A public hearing on the Consolidated Plan was held on September 22, 2009 in the David Gebhard Public Meeting Room at 630 Garden Street. The hearing, which was noticed in local newspapers, was held in the "early development stage" of the Consolidated Plan. The draft Consolidated Plan was available for a 45-day period beginning March 18, 2010. Another public hearing was held on March 23, 2010 on the proposed activities to be included in the 2010-2014 Consolidated Plan and 2010 Action Plan.

Because the development of goals and strategies for housing and community development is an ongoing process, the development of the Consolidated Plan also drew upon a number of recent planning efforts. Much of the data on housing needs and market conditions, as well as specific strategies for addressing those needs, has been taken from discussions with a variety of groups and interests in the City, including City Planning Staff involved with recent efforts to update the Housing Element of the City's General Plan. The General Plan update process ("Plan Santa Barbara") has been ongoing since early 2007 and has included a lengthy research process and public input including numerous public hearings and workshops. Information on the needs of homeless persons draws from numerous interviews and information from public hearings held to develop the *Santa Barbara County-wide Ten-Year Plan to End Chronic Homelessness*, which was adopted in 2007, and the City's *Strategies to Address Community Issues Related to Homelessness*, which was adopted in February 2009.

Other groups have held their own forums over the past five years, many of them related to the Plan Santa Barbara process by which the City has been attempting to come up with community consensus on a vision for the City's future. A key component of this process involves preparation of the City's state-mandated General Plan Housing Element. Community-wide discussions were held to formulate strategies to define housing needs and develop strategies for meeting them.

Consultations

In the development of the Consolidated Plan, City staff consulted with public health agencies regarding lead-based paint issues, the Housing Authority of the City of Santa Barbara to coordinate activities between the City and the Authority, and the County of Santa Barbara regarding housing, homelessness, and community development needs and strategies.

The City continues to work with the County through the South Coast Homeless Advisory Committee and implementation of the *Santa Barbara County-wide Ten-Year Plan to End Chronic Homelessness (Ten-Year Plan)*. When it was adopted, approval of the *Ten-Year*

Plan was obtained from five neighboring jurisdictions, including the County of Santa Barbara. Bringing Our Community Home is the organization now responsible for implementation of the *Ten-Year Plan*, which includes City involvement.

Consultations with over 70 organizations, service providers, governmental representatives, consumers and advocates were held as part of the City's annual funding cycle for the Community Development Block Grant program. The City of Santa Barbara Community Development and Human Services Committee was responsible for interviewing applicants and conducting site visits. A great deal of input was obtained by interviewing service providers and responsible agencies on the needs of the community as a whole and gaps in services provided. The results of these consultations were used to help refine the needs assessment, identify priorities, develop the strategies, and build community-wide support for the Plan.

Citizen Participation

1. *Based on the jurisdiction's current citizen participation plan, provide a summary of the citizen participation process used in the development of the consolidated plan. Include a description of actions taken to encourage participation of all its residents, including the following:*
 - *low- and moderate-income residents where housing and community development funds may be spent;*
 - *minorities and non-English speaking persons, as well as persons with disabilities;*
 - *local and regional institutions and other organizations (including businesses, developers, community and faith-based organizations);*
 - *residents of public and assisted housing developments and recipients of tenant-based assistance;*
 - *residents of targeted revitalization areas.*
2. *Provide a description of the process used to allow citizens to review and submit comments on the proposed consolidated plan, including how the plan (or a summary of the plan) was published for review; the dates, times and locations of a public hearing, or hearings; when and how notice was provided to citizens of the hearing(s); the dates of the 30 day citizen comment period, and if technical assistance was provided to groups developing proposals for funding assistance under the consolidated plan and how this assistance was provided.*
3. *Provide a summary of citizen comments or views received on the plan and explain any comments not accepted and reasons why these comments were not accepted.*

To ensure citizen participation during the development of the Consolidated Plan and annual Action Plan, a Citizen Participation Plan was adopted by the City Council in 1979. The Citizen Participation Plan identifies the standards for citizen involvement in the planning, implementation and assessment of Consolidated Plan activities undertaken by the City.

Summary of Process

The development of this Consolidated Plan invited citizen participation at several public meetings, consisting of:

1. September 22, 2009 – the Community Development and Human Services Committee held a public hearing seeking input on the 2010-2014 Consolidated Plan.

2. February 2, 4, 9, 11, and 16, 2009 – the Community Development and Human Services Committee held open interviews with applicants for CDBG and Human Services funds.
3. March 23, 2010 – the City Council held a public hearing on the Community Development and Human Services Committee funding recommendations for FY 2010-2011 for CDBG and Human Services Funds.
4. March 23, 2010 - City Council hearing to review the 2010–2014 Consolidated Plan and take action on the first-year funding recommendations.

Efforts to Broaden Public Outreach

In order to broaden public participation in the development of the Consolidated Plan, the Community Development and Human Services Committee consists of 13 members who represent specific areas and interests of the community including; the disabled community, senior community, Latino community, African-American community, housing interests, and each of the four low-income neighborhoods in the City. The meetings of the Community Development and Human Services Committee are held each year in February and are widely announced and publicized.

In addition, the City's Target Area Neighborhood Improvement Program met with the three advisory committees located in low/moderate income census tracts, and other neighborhood groups. At these meetings, citizens identified and prioritized capital project applications to be submitted for review by the Committee. The local Independent Living Resource Center receives city funding to assist residents in their efforts to achieve the highest level of independence possible through direct consumer driven services (including interpretation), along with eliminating barriers that prevent their participation in activities of daily living. The City's Consolidated Plan, Action Plan, Consolidated Annual Performance Evaluation Report and Citizen Participation Plan will be made available in alternative formats accessible to persons with disabilities, upon request, by contacting the Housing and Redevelopment Division at 630 Garden Street, at (805) 564-5461, or estotts@SantaBarbaraCa.gov.

General Plan Workshops

Extensive efforts were also undertaken over the past few years to solicit input on the needs of the community during the Plan Santa Barbara process. The neighborhood meetings that were held as part of the Housing Element update represented an unprecedented commitment to soliciting input from a variety of sources on the overall health and well-being of the City and its future direction. These meetings were publicized via newspaper announcements as well as through the City's Plan Santa Barbara website.

The City conducted workshops in April 2008 to identify strategies for inclusion in the General Plan update. These public meetings were held in four locations throughout the City on four separate dates. In addition to allowing attendees to speak, those in attendance were given comment cards to fill out and return to address four key concepts: 1) Living within Our Resources – Future Growth; 2) Community Character; 3) Transportation, and; 4) Housing. Additionally, a website was set up and continues to invite comments. In total, 150 persons attended the workshops and 104 contributed their thoughts via the comment cards.

Specific questions related to housing were:

1. *Should the City require large employers to provide employee housing, either in their own projects or by paying in-lieu funding?* In this regard, most respondents were favorable to the idea, but were only willing to go along with some type of incentive program.
2. *Should the density standards be changed to increase the proportion of affordable units in relation to market-rate units?* A majority also favored increased density to achieve more affordability, but thought restrictions on overall population and sufficient livability should also be studied.
3. *Should all new development be required to pay a housing mitigation fee toward providing affordable and workforce housing?* Most respondents were skeptical that mitigation fees would work due to increasing costs. Incentives were frequently mentioned as a means to ensure critical workforce housing is provided.
4. *Should the City Zoning Code provide incentives for affordable rental housing, including establishment of a rental housing overlay zones?* Most respondents felt that, with strong standards in place, this would help meet several goals and could put a number of affordable units near where most jobs are available.

Overall, most of those who participated understood the significant issues associated with housing. Many wanted to see more done for the middle-class and for existing residents. The general consensus was that additional housing opportunities were worth exploring, especially for groups that are not being served by the current market, but the implications, such as the economic impact, environmental impact, and effect on the quality of life, were important.

Community Development and Human Services Committee Interviews

Applicants offered testimony on existing needs in the community during this year's public hearings for CDBG funding requests. The following agencies provided input:

City of Santa Barbara City Council	Council on Alcoholism and Drug Abuse
City of Santa Barbara Community Development Department	Court Appointed Special Advocates
City of Santa Barbara Parks and Recreation Department	Domestic Violence Solutions
City of Santa Barbara Public Works	Environmental Education Group
Community Development and Human Services Committee	Family Service Agency
Housing Authority of the City of Santa Barbara	Family Therapy Institute
County of Santa Barbara	Foodbank of Santa Barbara County
AIDS Housing Santa Barbara	Friendship Center
Boys & Girls Club of SB	Future Leaders of America
Bringing Our Community Home	Girls Incorporated of Santa Barbara
Casa Esperanza Homeless Center	Independent Living Resource Center
Casa Serena	Jewish Federation of Greater S.B.
Catholic Charities	Jodi House
Child Abuse Listening & Mediation	Legal Aid Foundation
City at Peace	Long Term Care Ombudsman
Community Action Commission	Mental Health Association in S.B.
Community Kitchen	New Beginnings Counseling Center
	Noah's Anchorage - CIYMCA
	Pacific Pride Foundation
	PathPoint

People's Self-Help Housing
Planned Parenthood
Primo Boxing Club
Rental Housing Mediation Program
Santa Barbara Bicycle Coalition
Santa Barbara Community Housing Corporation
Santa Barbara County DA – Victim Witness Assistance
Santa Barbara Neighborhood Clinics
Santa Barbara Police Activities League

Santa Barbara Rape Crisis Center
Santa Barbara Youth Mariachi
Senior Programs of Santa Barbara
St. Vincent's
Storyteller Children's Center
The PARC Foundation
United Boy's & Girl's Club
Transition House
WillBridge
Women's Economic Ventures
yStrive for Youth

Public Review and Comment

Copies of the draft Plan were available for a 45-day review period at the Main Branch of the Santa Barbara Public Library, the Housing and Redevelopment Division offices, and the Office of the City Clerk. The draft Plan was also posted on the Housing and Redevelopment Division's website.

A public hearing to solicit input from Santa Barbara residents regarding housing and supportive service needs, non-housing community development needs, and to receive comments on the draft Plan was held during a City Council meeting on March 23, 2010. Citizens were invited to provide comments and input. A public notice was placed in the Santa Barbara Daily Sound newspaper and the Pacific Coast Business Times to announce the availability of the Plan, the public hearing date, and the comment period. Below is a summary of the citizen comments received at the March 23, 2010 public meeting:

1. Randall Sunday, Executive Director of Sarah House, stated that these are difficult times as there are no Federal or State funds for end of life care. Since July 1, 2009, Sarah House has been fully occupied (eight beds), with ten people on the waiting list. They are seeing more women and veterans.
2. Jennifer Griffin, Independent Living Resource Center, said that non-profits are expected to provide the same or higher levels of service, yet donations and grants are down.
3. Ellen Goodstein, Legal Aid Foundation, gave example of how their legal services helped an 86 year-old widow with a 53 year-old brain-injured son resume his Social Security benefits and get emergency funding to help him stay in his rental unit.
4. Michael Colton, Board Member of Legal Aid Foundation, said that with less funding from the City, there will be a lower level of service provided and they will have to turn people away.
5. Jan Anderson, Board Member of St. Vincent's PATH program, said that they are dedicated to ending the cycle of poverty.
6. Krista Kolbry, resident of St. Vincent's PATH program, stated that the program has helped her family and empowered her to enroll at City College and regain custody of her children. She has learned parenting and life skills, and the program has helped in her sobriety and to break the cycle of poverty and abuse.
7. Debra Holmes from CALM said they have provided services to 1,322 children and families (79 percent low-income), assisted the Sexual Assault Response Team

- (SART) with forensic interviews, and gave 216 presentations. Their waiting list has doubled since last year.
8. Terri Allison from Storyteller Children's Center said that they currently serve 70 children, with 100 on the waiting list.
 9. Mauricio Mendez, AHA! facilitator, thanked everyone.
 10. Megan Rheinschild from SART stated that they rely on funds for forensic interviewers and therapist training, making the interviews more effective and timely.
 11. Elsa Granados, Santa Barbara Rape Crisis Center, said they have distributed whistles, with information about how to contact law enforcement and services, to homeless women.
 12. Leah Gonzales from WEV thanked Council for their investment in local small businesses.
 13. Mark Watson from Noah's Anchorage Youth Shelter stated that they serve vulnerable teens and provide resident and non-resident services.
 14. Heidi Holly from Friendship Center said that long-term care is very costly and funding is being challenged. There has been a decrease in funds and yet they are seeing a 30 percent increase in the number of adult day care attendees.
 15. Gary Linker, New Beginnings Counseling Center, said they are serving 105 people every night at 21 different sites. There are serious problems on the street and the case manager offers a personal touch to help make a difference.
 16. Fran Forman, Executive Director of Community Action Commission, stated that there has been a huge expansion in senior nutrition needs this year. The need for meal delivery has increased, and they have had to raise more funds for food. They ask for a \$2.75 meal donation and, on average, receive \$0.80.
 17. Joseph Velasco, City at Peace, said they empower youth through performing arts, and have been serving at-risk youth for 15 years.
 18. Charles Berquist, Manager of Project Recovery residential detox center, said he talked to a client that had been sober for three days for the first time in 30 years. He stated that many members of the detox program are productive members of society and you do not see them on the street. Project Recovery serves 300 clients per year with a cost of about \$200 per client.
 19. Magda Arroyo from the Boys and Girls Club (Westside) stated that they are in a difficult part of Santa Barbara and teens need an avenue to express themselves. She is hopeful that the Notes for Notes program and the Teen Director will be able to bridge the gap and promote unity with the Eastside Boys and Girls Club.

HOUSING AND HOMELESS NEEDS ASSESSMENT

The purpose of this section is to summarize available data on the most significant housing needs of extremely low-, very low-, and low- and moderate-income households, as well as homeless persons and others with special needs, and to project those needs over the Consolidated Plan period (July 2010 - June 2015). Housing need can be said to exist when households are unable to purchase or rent a place to live that is within their economic means or that is physically capable of satisfying their need for space and accessibility. Other indicators of need include vacancy rates, substandard housing, overpayment, overcrowding, renter/homeowner balance, and homelessness.

Housing Needs Assessment

- 1. In this narrative, describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families) and substandard conditions being experienced by extremely low-income, low-income, moderate-income, and middle-income renters and owners compared to the jurisdiction as a whole. The jurisdiction must define the terms "standard condition" and "substandard condition but suitable for rehabilitation."*
- 2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must provide an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.*

The variety of housing problems and needs experienced by residents of Santa Barbara requires a range of housing activities to address them. There is no universal solution, nor are there sufficient resources to satisfy all those with housing needs. To remain economically competitive, the City of Santa Barbara must have housing that is affordable to workers with a wide range of incomes. Existing and new businesses consider the availability of workforce housing in making decisions on where to locate. In addition, businesses with goods and services to sell need consumers with discretionary income; in other words, local businesses need a population whose housing costs are not so burdensome that they can't afford to purchase other goods and services.

However, Santa Barbara has one of the lowest rates of home affordability in the country, due to the gap between income and housing costs. The statistics reveal a housing crisis for middle-income people wanting to buy homes, moderate-income families unable to afford decent housing, and lower income people living in substandard, crowded conditions. These reasons have made Santa Barbara a less desirable place for businesses to locate. For its future economic vitality, the City needs an adequate supply of housing that is affordable to all people.

The need for assistance to the City's low-income households far exceeds the available resources. The City of Santa Barbara must balance competing needs for scarce resources. Over the next five years, the City will continue to pursue a number of options to accommodate population growth through: preserving existing rental housing; creating Transit-Oriented Developments and workforce housing; removing barriers to development of new housing where possible; reducing homelessness through the development of permanent supportive housing; assisting middle-income households through the creation of homeownership opportunities as required by the City's inclusionary housing ordinance, and; strengthening neighborhoods through a coordinated design and development process that includes the community's interests.

The following Housing Needs Assessment uses the most recent data available. In many cases, the only data source is the 2000 U.S. Census. Other sources used include the 2006-2008 American Community Survey, Santa Barbara County Economic Outlook 2009 (prepared by the UCSB Economic Forecast Project), California Department of Finance (DOF), and Strategic Economics Economic and Demographic Conditions (2009).

Household Profile

Household characteristics are important indicators of the type and size of housing needed in a community. Household type, income level, and special needs populations all contribute to the type of housing and services that are needed. Households can change even during periods of static population growth as the formation of households can be influenced by adult children leaving home, divorce, and aging of the population.

The Census Bureau has very specific definitions of households and families. The Census defines a "household" as all persons occupying a housing unit, which may include single persons living alone, families related through blood, marriage or adoption, or unrelated persons sharing a single unit, such as roommates. A household differs from a dwelling unit because the number of dwelling units includes vacant dwelling units. Not all of the population lives in households; a certain number live in group quarters such as board and care facilities, and others are homeless.

The 2006-2008 American Community Survey estimates that Santa Barbara had 35,461 households in 2008, a 0.05 percent decrease over 2000 U.S. Census figures. Total household population was reported to be 83,296, a decrease of five percent over the household population in 2000. As a result, the average household size decreased from 2.47 to 2.35 persons per household.

The 2006-2008 American Community Survey estimates that 50.6 percent of households are considered families. Of these households, 73 percent are married couples and 27 percent are single-parent families. Eighteen percent of all families are reported as being female head-of-household and 9 percent are male head-of-household. Forty percent of families have children under the age of 18.

Compared to Santa Barbara County and California, the City of Santa Barbara has a higher share of single households and other non-family households. This is an important consideration in projecting the type and income-levels of households that are present in the city. Including both singles and "other family" household types, nearly half of all households will be single-wage earners. It could also reflect that Santa Barbara has a higher proportion of seniors, with 24.1 percent of all households having a member age 65 or older.

Table 2
Household Types

Household Types	City of Santa Barbara		County of Santa Barbara		California	
	2000	2006-2008	2000	2006-2008	2000	2006-2008
Single	33%	33%	24%	26%	23%	25%
Married, not living with own children	22%	23%	27%	26%	25%	25%
Married, living with own children	19%	14%	26%	22%	27%	24%
Other Family	13%	14%	14%	15%	17%	19%
Other Non-Family	13%	16%	10%	11%	7%	7%
Total Households	100%	100%	100%	100%	100%	100%

Source: 2000 U.S. Census; 2006-2008 American Community Survey; Strategic Economics, 2009

Income Profile

Income is the leading factor that affects a household's access to housing and services. For purposes of the Consolidated Plan, HUD defines income levels, which are based on the area median household income (AMI) for a household of four people. The figures in Table 3 are used to determine whether a household is eligible for affordable housing in Santa Barbara. Per HUD, the median income for Santa Barbara County is currently \$70,400 for a family of four. Extremely low-income is ≤ 30 percent of the AMI, very low-income is 31–50 percent, and low- and moderate-income is 51–80 percent of the AMI.

Table 3
Maximum Incomes for Various Income Categories

		Number of Persons in Household					
Income Level	% of median	1	2	3	4	5	6
Median Income	100%				70,400		
Extremely Low-Income	0 – 30%	16,350	18,700	21,000	23,350	25,200	27,100
Very Low-Income	31 – 50%	27,250	31,100	35,000	38,900	42,000	45,100
Low- and Moderate-Income	51 – 80%	43,600	49,800	56,050	62,250	67,250	72,200

Source: HUD, February 13, 2009

Note: HUD has changed the method of setting the maximum incomes for the very low-income and low-income categories in Santa Barbara County in order to adjust for the high housing costs of the area. In past years, the limit for the very low-income category was 50% of the AMI for a given household size, and the limit for the low-income category (also called “low and moderate income” by HUD when used in the CDBG Program) was 80% of the AMI.

Under the new method of calculation, HUD supplies the very low-income limits based on the incomes needed to qualify for certain subsidized housing in the area. This very low-income limit is higher than it would be if Santa Barbara County were not a high housing cost area. This higher number is also used as a basis for calculating the “low and moderate” income category limits used in the CDBG program.

To get the “low and moderate” income limit for the City, staff doubles the HUD limit for a very low-income household of four, and then multiplies this number by 80 percent [$\$38,900 \times 2 \times 80\% = \$62,250$].

Table 4 shows the percentages of households in each of these income categories:

Table 4
Income Distribution in Santa Barbara

Income Group	Percent of Median		# of HHs in this Range	% of HHs in this Range
	From	To		
Extremely Low-Income	0%	30%	4,298	12%
Very Low-Income	31%	50%	3,566	10%
Low- and Moderate-Income	51%	80%	5,881	16%

Source: 2000 U.S. Census

Population Living in Poverty

The measure of poverty is calculated by comparing a household’s income to a standard measure of expense thresholds that cover typical living expenses, such as the cost of food. If the household income is below the poverty threshold for the household size, that household is considered to be living in poverty by the U.S. Census.

A comparison of percentage of population at or below the poverty level over time shows that it continues to increase. The 1980 U.S. Census reported that approximately 11 percent (8,026 persons) of the City’s population had an income at or below the poverty level. The 1990 U.S. Census reported that 13 percent of residents (10,558 persons) were living in poverty, and the 2000 U.S. Census found that persons living at or below the poverty level increased to 13.4 percent (11,846 persons). This includes 923 children under five years of age; 2,228 persons between the ages of 5 and 17; 7,787 persons between 18 and 64 years of age and 908 individuals over 65 years old. For the County as a whole, poverty was slightly higher with 14 percent (55,086 persons) of the population living at or below the poverty level in 2000.

The 2006-2008 American Community Survey reported poverty had increased to 14.2 percent (12,079), an increase of 233 persons living in poverty since 2000. According to the U.S. Census, in 2008, about 18.2 percent of children under 18 lived in poverty. Of those in the City living below the poverty line, 84.4 percent are renters.

Areas in the City with concentrations of low-income populations are in six downtown census tracts: 8.01, 8.02, 9, 10, 11, and 12.04. For purposes of the Consolidated Plan, the City of Santa Barbara defines areas with concentrations of low income as census tracts with 51 percent or more of the population having incomes less than 80 percent of median (see Appendix D).

Education and Economic Profiles

Education level and economic opportunities play a critical role in determining the income level of a household. The direct relationship between education and economic opportunities with income levels can act as an indicator of future household incomes and community economic patterns.

Education Profile

According to the 2006-2008 American Community Survey, 14 percent of the total population aged 25 years or older has not completed high school. Slightly more than 13 percent have completed high school, but have no further education. Approximately 20 percent of Santa Barbara residents have attended some college but have no degree, and 35 percent have a college degree, either an Associate or Bachelor's. Approximately 17 percent of residents have a professional/graduate degree.

Economic Profile

The local economy includes the following primary industries: agriculture, manufacturing, high technology industry including research, communications, computer software, medical supply, and related supporting services, tourism, and retail. The 1990's saw the local economy suffer from a large number of layoffs in the industrial sector, led by reductions in the defense manufacturing and services sectors nationally. The 2000's saw an increase in overall prosperity with financial and high-tech sectors leading the way. Similar to the economic recession of the early 1990's, the current recession has impacted the local economy heavily and has led to an out migration of those who sought better employment conditions elsewhere. Less demand for services and housing resulted in a decrease in property values and rents. As a result, new construction has slowed down, further impacting the local economy.

Employment statistics referred to below pertain to persons ages 16 and over residing in the City of Santa Barbara. These statistics are from the 2006-2008 American Community Survey and, as such, do not reflect more recent changes to the economy. One significant change is that the American Community Survey reports an unemployment rate of 2.9 percent in 2008. Unemployment is currently estimated at 9.0 percent.

In 2008, 74.8 percent of workers were employed by private institutions. Local workers who are employed by the local, state, or federal government represent approximately 13.8 percent of the workforce. Self-employed workers make up 11 percent of Santa Barbara workforce.

In 2008, the majority (67 percent) of the residents of the City of Santa Barbara were employed in white collar occupations, including Professional and Related Occupations, Sales and Office, and Management, Business, and Financial Operations. Residents of the city hold white collar jobs at a somewhat greater rate than those of the county, and this difference has grown slightly from 2000 to 2008. Roughly one-fifth of Santa Barbara residents were employed in service professions. These were, by and large, more typically lower-wage, manual jobs, such as cleaning, food preparation, and personal care and service.

UCSB's 2009 Economic Forecast Project expects the overall number of jobs to remain approximately the same over the next few years. The forecast calls for the largest declines (by job count) in Services (broadly defined) and Government. Other hard-hit sectors include Finance/Insurance/Real Estate, Retail Trade, and Durable-goods Manufacturing. Retail sales are expected to be hit particularly hard, due to demographics, the business cycle, and ever-increasing internet sales.

Basis for Assigning Housing Need Priorities

The Consolidated Plan discusses housing need by income category. Income levels are divided into: extremely low-income; very low-income, and; low- and moderate-income

households. Based on HUD recommendations, general relative priorities for funding will be as follows:

HIGH PRIORITY: Activities to address this need will be funded during the five-year period.

MEDIUM PRIORITY: If funds are available, activities to address this need may be funded by the City during the five-year period. Also, the City may use other sources of funds and take actions to locate other sources of funds.

LOW PRIORITY: It is not likely the City will fund activities to address this need during the five-year period.

The highest priority has been assigned to the needs of the lowest income residents, based on the assumption that in this high cost real estate market, they are at greater risk of displacement, homelessness or other serious housing situation due to limited financial resources and other limitations they may face.

Please refer to the “Housing Problems Output for – All Households” table in Appendix C, which provides a valuable summary of the numbers and percentages of households in Santa Barbara that have housing problems. Also refer to Table 2A (Appendix C) that provides a listing of the priorities that the City will use in the coming five years in addressing the housing needs of renter and owner households of various incomes and demographics.

Extremely Low-Income Households

Extremely low-income is defined as households with income 30 percent or less of area median income. Extremely low-income households have a variety of housing needs. Many families and individuals who receive public assistance, social security insurance or disability insurance benefits are considered extremely low-income households. In addition, employed workers earning 30 percent or less of the AMI are also considered extremely low-income households.

Table 4 above indicates that the City had 4,298 extremely low-income households in 2000, representing approximately 12 percent of the total households. According to the State Comprehensive Housing Affordability Strategy (CHAS) data presented in Table 5, 83 percent of extremely low-income households in the City are renters and approximately 17 percent are homeowners. Nearly 80 percent of extremely low-income households face other housing problems, such as paying more than 30 percent of their income toward housing costs, and/or experiencing overcrowded living conditions, and/or living without complete kitchen or plumbing facilities. There are fewer rental units available to extremely low-income people, resulting in less choice and more competition. Housing and services for these households is a **high priority** need.

Table 5
Extremely Low-Income Households

	Renters	Owners	Total
Household Income ≤30% of AMI	3,570	728	4,298
% with Any Housing Problems	79.6%	74.7%	78.8%
% Cost Burden >30% of income	78.5%	70.7%	77.2%
% Cost Burden >50% of income	66.7%	58.4%	65.3%

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data, 2000

As discussed in more detail later in the Plan, extremely low-income households typically experience overpayment, overcrowding and/or substandard housing. In addition, some of these households are elderly or may have physical and mental disabilities, which require special housing needs. These incomes tend to be fixed, so they are hurt by rising costs and inflation. Their need for services tends to increase over time as well.

Minorities have lower median income than the City as a whole and, thus, are a higher percentage of extremely low-income households.

Approximately 75 percent of the 8,238 applicants on the wait list for Housing Authority assistance fall into the extremely low-income category. The number of large families on the waiting list is relatively small (see Table 22), but they outnumber the supply of large affordable units in the City. Thus, those on the waiting list for large family units at the Housing Authority usually wait longer.

Very Low-Income Households

Very low-income people/households are those whose income does not exceed 50 percent of the area median income as determined by HUD. Table 4 above shows that approximately ten percent of the households in the City fall into this income category.

Table 6
Very Low-Income Households

	Renters	Owners	Total
Household Income >30% to ≤50% of AMI	2,663	812	3,475
% with Any Housing Problems	89.5%	66.6%	84.2%
% Cost Burden >30% of income	83.3%	66.1%	79.3%
% Cost Burden >50% of income	57.7%	41.1%	53.8%

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data, 2000

Approximately 77 percent of very low-income households are renters. Over 84 percent of very low-income households experience some type of housing problem; 53.8 percent of all households in this income category have severe cost burden where they pay over 50 percent of their income for housing. Housing and services for these households is a **high priority** need.

There are fewer rental units available to households in this income group, and they have a greater chance of being substandard. Very low-income households have a higher percentage of overcrowded households and there is a need for housing rehabilitation to maintain the condition as safe and decent housing.

Minorities have lower median income than the City as a whole and, thus, are a higher percentage of very low-income households.

Low- and Moderate-Income Households

Low- and moderate-income households are those whose incomes are between 51 and 80 percent of the area median income. These households face a high cost burden in Santa Barbara's housing market. Most families in this category do not qualify for housing assistance and must compete in the housing market. As a result, they can be expected to live in more crowded and possibly substandard conditions. Needs of this income group are considered to be a **medium priority**.

Table 7
Low- and Moderate-Income Households

	Renters	Owners	Total
Household Income >50% to ≤80% of AMI	4,044	1,693	5,737
% with Any Housing Problems	82.1%	51.1%	72.9%
% Cost Burden >30% of income	67.2%	46.8%	61.2%
% Cost Burden >50% of income	18.8%	30.9%	22.4%

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data, 2000

Approximately 70 percent of low- and moderate- income households are renters; nearly 73 percent of households in this income category experience some type of housing problem. Minorities have lower median income than the City as a whole and, thus, are a higher percentage of low- and moderate-income households. The elderly and disabled are also disproportionately higher in this income group. Their needs are accentuated and their housing costs are greater when they require specially equipped units. Their housing choice is also more limited because they require housing near transit and services.

Condominium conversions are more likely to displace moderate-income renter households as these are the units that are well located with enough amenities, parking, and open space to be marketed as condominiums. Most new residential development downtown involves the demolition of older rental units and replacement with higher-priced ownership units.

Middle-Income Households

Middle-income is defined as the range from 81 to 120 percent of the AMI, as defined by HUD. Middle-income households are a diverse range of semi-professional and professional workers in the community. The middle-income workforce represents a considerable segment of the community that wishes to purchase a home in Santa Barbara. For the purposes of this Plan, needs of this income group are considered to be a **low priority**.

Renter/Owner

According to 2006-2008 American Community Survey estimates, 42 percent of Santa Barbara dwelling units are owner-occupied and 58 percent are renter-occupied. Based on City of Santa Barbara sales data compiled by the Santa Barbara Association of Realtors, it is estimated that the median price for all homes sold in 2009 was approximately \$826,375. While many more homes are now affordable to more families than in 2007, the median priced home is still only affordable to less than 10 percent of households.

With fewer home sales overall, and an increase in foreclosures, more families are looking for rental housing. High unemployment, job uncertainty, sellers holding out for better prices, and the credit crunch have made it so few families are able to take advantage of the lower house prices. This continues to create a demand for rental housing affordable to all income levels.

Of all renter households, 57.3 percent have housing problems, compared with 37.8 percent of owner households (see Appendix C - Housing Problems Output for – All Households). This is a significant difference, and underscores the difficulty that renters, especially low-income renters, have in finding suitable rental housing that they can afford. For this reason, needs of most renter households with extremely low- or very low-incomes are considered to be a **high priority**.

While large related households have no fewer housing problems than smaller households, the greatest demand for affordable rental units is for one and two bedroom apartments, so it is less likely that the Housing Authority or other local affordable housing developers will propose projects with larger units. For this reason, large related households are a **medium priority**.

First Time Homebuyers

In Santa Barbara, the primary need of first-time homebuyers is for housing units sufficiently affordable that they can be purchased on incomes typical of young professionals who have recently begun their careers. Lenders are increasingly imposing higher credit standards and requiring at least a 20 percent down-payment, which translates to \$160,000 down on a typically priced (\$800,000) starter home or fixer-upper on the South Coast, or \$110,000 on the typically priced (\$550,000) starter condominium. The first-time homebuyer typically does not have the resources to raise such a large lump sum, requiring help from family or friends, and possibly requiring the homeowner to bring in a boarder until the family's income reaches higher levels. The level of support to produce housing affordable to first-time home buyers is difficult to achieve on a number of levels, especially considering land and construction costs.

Because the gap is so great and the amount of funding required to meet the shortfall is so large, funding for this category is considered to be a **low priority**.

The City Municipal Code does have an inclusionary housing requirement that provides for some of the need by mandating the construction of some units deemed to be affordable to the professional "workforce." Only a few of these units become available each year.

Single Parent Households

Single parent households, in particular female-headed households, generally have lower-incomes and experience higher living expenses. This makes it difficult to find safe, decent and affordable housing. These households can also face challenges in attaining affordable child care, health care and other supportive services. Female-headed households, especially those with children, have special needs with respect to adequately sized housing units, located near schools and recreational facilities.

In 2008, 13.7 percent of all Santa Barbara households were headed by single parents with children. Of those, 69 percent (3,371) were headed by women. About 18 percent of female-headed households live in poverty as defined by the U.S. Census Bureau.

The number of single-parent households with children forms a significant portion of lower-income households in need. Women also tend to earn lower wages than men, which increases their need for affordable housing. Families with children, especially single-parent families, have stiff competition for units, and more commonly face discrimination. Because the needs of this group involve the well-being of children, they are considered a **medium priority**.

Large Households

Household size helps determine the size of housing units needed within the City. Large households are defined as those with five or more persons. Large households generate a need for units with more than three bedrooms. This housing is often difficult to find, more expensive and, due to the higher expenses associated with larger households, less affordable for low- and moderate-income households. As shown below in Table 8, in 2000, the City had 3,710 (10.4 percent) large households.

Table 8
Households with 5+ Persons by Tenure

Years	Owners	Renters	Total	% of all Households
1980	1,252 (56%)	976 (44%)	2,228	6.9%
1990	1,276 (39%)	1,985 (61%)	3,261	8.9%
2000	1,310 (35%)	2,400 (65%)	3,710	10.4%

Source: 1980, 1990, 2000 U.S. Census

Of the large households, 65 percent were renter households and 35 percent were in owner-occupied housing units. This is quite different from 1980 when the majority of large households (56 percent) lived in owner-occupied housing. While the total number of large households increased at a slower rate between 1990 and 2000, it is significant to note that only 34 were new owner-occupied households. The remaining 415 new large households reported in 2000 were all renter households.

This trend is further worsened when approximately only 12 percent of rental housing units have three or more bedrooms (refer to Figure 1 on page 36). In fact, 55 percent of rental units are studios and one-bedroom units. Another 33 percent of rental units are two-bedroom units. This is in stark contrast to owner occupied housing where 62.5 percent of owner occupied housing units contain three or more bedrooms. So, while there is not a shortage of adequately-sized units, the affordability of the larger units is an issue for large households in the low and moderate-income categories.

During the discussions for this year's Housing Element update, the need for additional rental housing for larger families was identified as a need. The needs of this group, however, are rated as a **medium priority**.

Race/Ethnicity Needs

As shown by the following table, households that are predominately Hispanic or African-American have a larger percentage of housing problems than households that are predominately white.

The percentage of people of Hispanic origin in the City decreased from 35 percent in 2000 to 32.1 percent in 2008. Note that these percentages refer to population rather than households. In large part, it is believed that a portion of the decrease can be attributed to the larger percentages of the Hispanic population affected by the economic recession. The Hispanic population also constitutes a larger percentage of the rental housing category and pays a larger portion of their incomes for housing. Persons in these categories are more sensitive to the economic downturn, in particular, downturns in the hospitality sector of the local economy.

Table 9
Santa Barbara Housing Problems by Race/Ethnicity

	White Non-Hispanic	Hispanic	African- American	Other	Total
Total Households	25,128	7,952	589	1,379	35,048
% of Total	71.7%	22.7%	1.7%	3.9%	100%
% of households with any housing problems	42.8%	69.6%	53.8%	N/A	49.1%
% of renters	50%	75.3%	57.6%	N/A	57.3%
% of owners	34.8%	54%	40.2%	N/A	37.8%

Source: 2000 U.S. Census

Areas with concentrations of racial/ethnic minorities are all in the low-income downtown census tracts: 8.01, 8.02, 9, 10, 11, and 12.04. The Consolidated Plan defines areas of concentrations of racial/ethnic minorities as census tracts where the combined total of ethnic/minorities total 50 percent or more of the census tract. Census tract 8.01 and 8.02 (east of State Street) contain the highest concentrations with over 70 percent minority populations. Hispanics form the majority of minorities in the concentrated areas. African-Americans, although less 2 percent of the City's population and not more than 5 percent of any census tract, have their highest concentration in tracts 8.01 and 9 (east of downtown and west of downtown). Because the census tracts with low/moderate-income concentrations are also those with racial/ethnic minority concentrations, the needs of racial/ethnic minorities are considered to be a **high priority**.

Homeless Needs Assessment

- 1. Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered.*
- 2. Describe, to the extent information is available, the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.*

In recent years, homelessness has become increasingly prevalent in all parts of the nation, including Santa Barbara. In 1990 the U.S. Census attempted to quantify the homeless population. Although the results of the Census survey cannot be described as definitive, the fact that the Census Bureau tried to count the homeless indicates that homelessness has become a problem nationwide.

The reasons why people become homeless are varied and there is often more than one cause. The leading factors contributing to homelessness are:

- **Poverty** - It may seem to go without saying, but many who cannot meet their monthly housing expenses find themselves homeless. People earning the

minimum wage fall below the Federal Poverty Level for a single adult. People living on fixed incomes, either general relief or Social Security, are finding it difficult to find housing in the Santa Barbara housing market.

- **Housing Prices** - The Santa Barbara housing market is one of the most expensive in the nation. As a result, a large percentage of the local population spends more than half of their income for rent and/or they live in substandard housing. Many of these individuals and families would qualify for housing assistance, however the City Housing Authority has 4,383 persons on their public housing wait list, and 3,855 on their Section 8 wait list.
- **Disability** - People with disabilities who are unable to work and who rely on entitlements such as Supplemental Security Income (SSI) cannot cover the cost of a one-bedroom apartment. Any physical restriction limits the number of units that can accommodate a person with a specific disability. Persons who become disabled are often faced with costly modifications to their living space to be able to function.
- **Mental Illness** – Mental illness can make it difficult to hold a job or sustain social relationships. As a result, maintaining the day-to-day balance necessary to keep a roof over your head is fragile.
- **Substance Abuse** – Alcohol or drug use erodes social relationships, causes health problems and makes maintaining a home tenuous. Substance abuse also frequently co-occurs with mental illness. These cases are the most difficult to house and treat due to the limited availability of integrated treatment.
- **Other** - People find themselves homeless for a variety of other reasons including health conditions, domestic violence, divorce, release from jail, and exiting the foster care system.

Much of the information in this section was obtained from “A Report on Homeless Services in Santa Barbara County,” prepared by Roger Heroux in 2006 (Heroux Report).

Nature and Extent of Homelessness

According to the National Coalition for the Homeless, more than 3.5 million people experience homelessness during any given year. In California over 400,000 people are homeless at any one time, and perhaps up to one million over the course of a year. Because of a high degree of mobility and low degree of visibility, it is difficult to take a census of people who do not have homes. Some live on the streets, some in cars and others in emergency shelters or transitional housing. Based on the national estimate for homeless (an average of 1.5 percent of the 2009 population estimate of 90,308), the City of Santa Barbara would have approximately 1,355 homeless people.

A 2003 survey conducted with local homeless social service agencies indicated that the number of homeless living in Santa Barbara at any one time was approximately 1,000 to 1,300. The total number of homeless, including those staying a few days and passing through the City, is approximately 2,000.

In 2005, the County Public Health Department treated 4,082 unique homeless individuals who received 18,035 treatments for medical, dental and substance abuse care. Many homeless individuals do not avail themselves of county services; many use the hospital emergency rooms, community clinics and some refuse treatment all together. Therefore, it is not unreasonable to assume that in one year there could be

6,150 homeless in Santa Barbara County. A 2008 point-in-time count of homeless counted over 4,300 individuals in Santa Barbara County.

In Santa Barbara, single men make-up about 60 percent of the homeless population, and more than 20 percent are veterans. Single women represent 15 percent of the total homeless population and homeless families represent another 15 percent. Five percent of the homeless population is young runaways, and those emancipated out of the foster care system into homelessness. Another five percent are elderly. One third of the homeless have some degree of mental illness. It is estimated that over 50 percent of the homeless have substance abuse problems. With the high cost of housing in Santa Barbara and the recent economic downturn, homeless service providers confirmed many families are becoming homeless. Refer to Table 1A for more detailed information about the homeless population in the County of Santa Barbara

Homeless Population Profile and Priority Needs

Generally the homeless can be divided into three distinct categories with sub-categories:

At-Risk

Persons at risk of becoming homeless are a concern in Santa Barbara County. Many individuals are employed in the service and agricultural industries. They struggle to pay their rent and other daily costs such as food, clothing and transportation. Most cannot afford health insurance for themselves or their families. In Santa Barbara County, 17.2 percent of the county residents live below the federal poverty level. The most direct link to poverty is the educational level, and over 17 percent of county adult residents have less than a high school education. Many of these individuals and families live in substandard housing or live with multiple families. It is not uncommon in some neighborhoods to find 10-15 persons living in one household. Although house sale prices are much lower today than three years ago, rents have remained stable. With more people out of work due to the prolonged recession, more and more people are paying higher percentages of their income on housing.

The recession has increased housing instability. According to the Heroux Report, food banks, soup kitchens and food stamp programs are reporting increased demand for services, yet the number of persons on the street or in shelters has not increased as much. Research shows that people will rarely go directly from their own housing, straight to the streets or shelters. Shelters and living on the streets are last resorts after exhausting family, friend, motel, vehicle and campground type of resources for housing.

These households have a variety of housing needs. Some need short-term financial assistance or other support services to prevent them from becoming homeless. Some need affordable housing, meaning a housing unit that costs no more than 30 percent of their income. The needs of this group are rated as a **high priority**.

Episodically Homeless

Persons who are episodically homeless include individuals and families who become homeless in times of economic hardship or suffer temporary housing loss which may be compounded by other factors such as divorce, domestic violence, chronic health issues, alcohol or drug abuse, and leaving the foster care system. These persons are also referred to as transitional homeless. They represent 80 percent of the homeless population according to the Heroux Report. The transitional homeless population consists of individuals and a number of families. These individuals have lower incomes, are younger and have a weaker social support system. With some assistance, many transition out of temporary homelessness.

Intervention and transition are important steps in keeping those who are homeless through a single circumstance from becoming chronically homeless. Stabilizing the household and providing a safety net go a long way to allowing those who have been suffering dire circumstances to get back on their feet. Many need supportive housing; permanent housing that is affordable for people with extremely low incomes that includes on-site supportive services designed to help tenants stay housed and work to meet other self-directed goals, such as improving health status, obtaining employment or making connections to the community. It differs from affordable housing in that affordable housing generally includes only very limited or no on-site services. Supportive housing has been proven to be a very effective model for ending homelessness for people who have serious disabilities and other complex problems. The needs of this group are rated as a **high priority**.

Chronically Homeless

Persons who are chronically homeless are individuals with a disabling condition who have either been continuously homeless for a year or more or have had at least four episodes of homelessness in the past three years. In order to be considered chronically homeless, a person must be sleeping in a place not meant for human habitation (e.g.; living on the streets) and/or in an emergency homeless shelter. A variety of conditions, either alone or in combination, results in these people being homeless for extended periods, including substance use, serious mental illness, developmental disability, or chronic physical illness or disability. The needs of this group are rated as a **high priority**.

This population makes up 10 to 15 percent of the total homeless population and consumes 50 percent or more of the services as calculated in the Heroux Report. These individuals are usually the most visible, and thus, receive the most negative reaction from communities. These individuals generally live on the streets and congregate and sleep in parks, under bridges, in doorways, and other public places. They move frequently between the streets, homeless shelters, hospitals and jails. This population includes individuals who passively or aggressively panhandle in shopping areas or engage in public rants or other disruptive behavior.

There is a tremendous unmet need for housing the chronically homeless. The typical combination of effects and high housing costs create a very effective barrier to those who need permanent housing. Homelessness can only be ended by creating supportive housing units affordable to those with extremely low incomes.

Non-Homeless Special Needs

Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, public housing residents, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (Table 1B or Needs.xls in CPMP Tool) of their Consolidated Plan to help identify these needs.

The housing needs of some groups are highlighted as special housing needs because they have unique requirements or conditions related to housing. Such circumstances range from fixed incomes to limited mobility to large households. Not all housing units in

the general housing stock can meet the housing needs of persons or households with such special needs.

The housing needs of these groups represent a compound problem in that, economically, they have difficulty competing for housing, some of the groups may need unique physical configurations or support services, and there is a limited supply of such housing available. Persons who are part of this demographic are also statistically more apt to be within the low- or moderate-income levels since the factors that limit housing also limit employment opportunities. The groups that categorically fall under special needs are the elderly and frail elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with substance abuse problems. These groups represent a significant part of the City's population, and efforts must be made to ensure that decent, affordable and accessible housing is available to all such special needs populations.

Elderly

Housing affordability is an important consideration for older residents, as they typically live on fixed incomes. This population (age 65 and older) often has special needs related to housing, such as particular construction and location requirements to facilitate mobility and access. For instance, housing units may require ramps, handrails, lower cabinets, and counters to allow greater access and mobility. In addition, due to limited mobility, seniors need close proximity and access to public facilities (i.e., medical and shopping) as well as public transit. Housing for this age group is often constructed at higher densities and typically consist of one and two bedroom apartment units.

Historically, Santa Barbara has been an attractive location for retirees, accounting for a senior population that is higher than average for California. The housing market has responded by providing opportunities such as single family residences, senior apartments, retirement life care facilities, and convalescent care. According to the 2006-2008 American Community Survey, the City has a greater share of residents over the age of 65 compared to Santa Barbara County and California as a whole. The City is home to approximately 12,449 persons age 65 and over, representing 14.5 percent of the total population. This represents a slight decrease in the number of elderly residents in the City in 2000.

Around 34 percent of households in Santa Barbara include persons 65 years old or older. About 28 percent of the elderly population lives in rental housing compared to 58 percent of the general population. Approximately 72 percent of elderly residents own their homes, but their houses are likely one of their only assets. Many seniors feel trapped because they do not want to move, but might not otherwise be able to tap the value of their real estate asset. Of the seniors in Santa Barbara, 4,744, or 38.5 percent, had a disability as reported in the 2000 U.S. Census.

Seniors face a multitude of problems and the majority of seniors are women. While a larger number of women are currently in the workforce, those older than 75 are less likely to have previously worked outside their homes, having relied on their spouses' income for support. When their spouses die, they are often left with a fixed income that diminishes in value over time. As the widow ages, she may eventually find herself living below the poverty line.

The majority of seniors are not institutionalized. Older Santa Barbara residents stay active longer, and thus, are able to remain in their own homes. Most will choose to live on their own as long as possible. As a result, there is a need for more services to support seniors in their homes. Each age group may require different levels of assistance (cooking, cleaning, transporting), while the extremely elderly may need special living

arrangements, such as group quarters, to maintain the necessary level of care. Many senior households need smaller "efficiency" units to make independent living possible.

It is estimated that by the year 2030, 25 percent of California's population will be over the age of 60. This projected growth will demand more affordable housing for seniors. The greatest needs identified for the elderly were for more affordability, more resources, and more case management. The caseload of social services for the elderly has become heavier and more complex. Housing is merely one part of a spectrum of need. Although there is an urgent need for more facilities, especially affordable ones, today's seniors need support services as much, or more, than housing. The needs of the elderly and frail elderly are considered a **medium priority**.

Persons with Disabilities

Disabled persons have special housing needs and face unique problems in obtaining affordable and adequate housing. Persons with disabilities often have particular requirements due to accessibility issues, fixed or lower income, and health care costs. There are different types and levels of disabilities, including physical (mobility impairments, sight impairments, hearing impairments or speech impediments), mental, and developmental disabilities. Because of this broad range of types of disabilities, identifying and meeting housing needs is challenging.

Individuals with disabilities require conveniently located housing in close proximity to transit, retail and commercial services, as well as their place of employment. Housing that is adapted for wheelchair accessibility, ramps, lower sinks, grip bars, wider doorways, etc., is required for the physically disabled. Making a new or existing dwelling unit accessible requires different features depending on the type of disability. The Federal Americans with Disabilities Act (ADA) requires new multi-family construction to be accessible to persons with disabilities. However, units built prior to the ADA are rarely accessible and some of these units can be difficult to retrofit.

Another serious problem that people with disabilities face is one of housing affordability. The cost of housing in Santa Barbara and the low-income status of most people with disabilities make it difficult to find housing. For many of the disabled population, the only source of income is Supplemental Security Income (SSI) benefits. Given this limited income, rent often accounts for a major portion of their monthly expenses. Therefore, a variety of housing types, both rental and owner-occupied, should be made available for this segment of the population.

The 2006-2008 American Community Survey did not estimate disability data for the city. The only counts available are from the 2000 U.S. Census. In Santa Barbara, approximately 17 percent of the total population, or 15,493 persons, have some form of a disability. Approximately 38 percent of all seniors have a disability. Of the total remaining disabled persons:

- 27% have physical disabilities;
- 12% have sensory disabilities;
- 16% have mental disabilities, and;
- 7% have self-care disabilities.

The relationship of these individuals to poverty is critical in that their needs for housing and essential services may not be met. In 2008, 13.6 percent of disabled males, and 20.3 percent of disabled females had incomes below the poverty rate.

The housing needs of the disabled are difficult to measure. Over 25 percent of those on the Housing Authority waiting lists are disabled. No comprehensive source of information

exists as to whether disabled persons, able to live independently, without supportive services, experience greater rates of incidence of overcrowding, cost burden, severe cost burden, or occupancy of seriously substandard dwelling units. However, the disabled have demonstrably lower incomes which tends to indicate a higher incidence of cost burden among this group. Because of the compound nature of the housing issues affecting the disabled, their needs were assigned a **medium priority**.

Local service providers were not able to give a more current or exact number of disabled people in the City (Table 1B in Appendix C). They are aware of those who request services, but there are a number of disabled people who are cared for by family or friends, or who manage on their own. The number is also always changing as physical conditions progress or accidents occur. The local service providers did give input as to the need for housing for the disabled. The need for accessible housing is increasing, and there is a need for more ground floor units accessible to the disabled. Some existing ground floor dwelling units can be easily retro-fitted to be accessible by the disabled by installing a series of improvements, such as wider doors, easily opened door latches, ramps, and grab bars. Table 29 lists the existing group homes available in the City to persons with disabilities.

The broad range of types of disabilities means that making a dwelling unit accessible requires different features for different disabilities. For example, a person in a wheelchair needs extra wide doors, while a deaf person needs a door "bell" that flashes a light on and off. Landlords are often unwilling to make a unit accessible because they believe the process to be complex, expensive, and time consuming. In addition, disabled persons may encounter prejudice because of their disabilities; for example, a person with a speech impediment may be denied housing because, upon initial contact, a landlord may interpret the disability to be another problem such as substance abuse or emotional disabilities.

Victims of Domestic Violence

Individuals fleeing domestic violence are generally women and children. During the 2007 calendar year, Santa Barbara Police responded to 1,739 calls involving domestic violence issues. On average, Santa Barbara police officers responded to five domestic violence calls each day. It is difficult to estimate the number of victims of domestic violence, as many victims do not call the police or seek services. Women between the ages of 18 and 44 are at an increased risk for domestic violence. Lower-income women and Hispanic women are at an even greater risk of domestic violence.

Women and children fleeing domestic violence are referred by social service agencies to Shelter Services for Women, which maintains an undisclosed location in the City. The existing facilities are generally adequate to handle current needs, but demand will likely increase with time, requiring expansion of the program. A **medium priority** is assigned to this need.

Persons with HIV/AIDS

The Santa Barbara County Department of Health tracks AIDS cases in the County. In 2008, 188 cases (134 HIV, 54 AIDS) were reported by the Department. During the 12-month calendar period, six of those cases reported (four HIV, two AIDS) originated from the City of Santa Barbara.

Housing availability to persons with AIDS or related illnesses is currently limited to one facility. Sarah House provides eight rooms and three two-bedroom apartments. Heath House was another facility established to provide residential care to persons with AIDS, but it is now used for other very low-income residents due to a lack of demand. This is

primarily due to changes in treatment that have allowed AIDS patients to live longer without as much long term care.

Supportive services specifically targeted to AIDS patients are supplied principally through several organizations and are mainly funded by the County of Santa Barbara. These programs serve the physical as well as psychological well-being of HIV positive persons. The City assigns a **medium priority** to this need at this time, although funding levels from the state are expected to decrease in the coming years and the burden of funding these needs may change.

Alcohol/Other Drug Abuse

The Santa Barbara County Department of Health estimates that 1,237 persons living in Santa Barbara suffer from drug and alcohol dependencies. The Santa Barbara Police Department estimates that 75 percent of violent crime, 90 percent of robberies, and 65 percent of traffic accidents are related to drug and alcohol use.

Substance abuse is often termed as a “cause/symptom” because it is sometimes difficult to determine if being homeless triggered substance abuse or if the substance abuse caused the homelessness. Substance abusers can often be completely rehabilitated, but need a stable, safe environment and quality rehabilitation programs for effective re-entry into mainstream society.

The extreme shortfall between the need for detoxification/rehabilitation facilities and beds, and the actual number of spaces available has been cited numerous times by many groups in the community. This is especially true in discussions related to homelessness, but was also brought up during the City’s Housing Element update this past year. The needs of this group were assigned a **medium priority**.

Lead-Based Paint Hazards

Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.

As of 2008, an estimated 24,024 housing units in the city contained lead-based paint. Lead-based paint in residential units can pose severe health risks for children. HUD

TABLE 10
Lead-Based Paint Incidence

Year Built	Percent Incidence of LBP	Units Effected
After 1980	---	---
1960 -1979	62% ±10%	8,048
1940 -1959	80% ±10%	7,814
Before 1940	90% ±10%	8,162
Total		24,024

Source: HUD; 2006-2008 American Community Survey

provides a general formula to estimate the potential presence of lead-based paint (LBP) in housing units built prior to 1979, before this type of paint was banned. These estimates for Santa Barbara are shown in Table 10.

The City’s Housing Rehabilitation Program regularly tests for lead-based paint hazards whenever a housing unit is being evaluated for rehabilitation, and it is expected that testing and safety procedures will

soon be required for all remodeling construction projects. The City uses contractors who are qualified to conduct lead-based paint identification, assessment, and clearance services to reduce lead hazards for its rehabilitation projects.

To determine the tenure and income group most likely affected by lead-based paint hazards, the following table was generated based upon HUD-supplied data.

Table 11
Estimated Low Income & Very Low Income Units With Lead-Based Paint

		Built Pre-1940	Built 1940-1959	Built 1960-1979
Renter				
	Extremely Low- and Very Low-Income Units	610	162	778
	Low- and Moderate-Income Units	1,476	501	2,445
Owner				
	Extremely Low- and Very Low-Income Units	50	15	159
	Low- and Moderate-Income Units	11	31	22

Source: 1980, 1990, 2000 U.S. Census

HOUSING MARKET ANALYSIS

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.
2. Provide an estimate; to the extent information is available, of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.

General Characteristics

The following discussion identifies housing characteristics, trends, and needs in Santa Barbara. Home sales are beginning to rise and the drop in median prices has slowed, giving real estate experts the impression that the real estate market has hit bottom and is poised for a rebound. However, many feel that the economic stability of the state of California and job security issues are still poised to be major obstacles to the successful recovery of the Southern California real estate market.

Housing Type

The breakdown in unit type in the City has been very consistent over the last 30 years, reflecting the City's age and historic development patterns. With 66 percent of the City's housing built prior to 1970, it is very difficult for incremental changes to affect the overall citywide numbers and patterns.

As shown in Table 12, in 2000, there were just over 37,000 housing units (including boats, RVs, vans, etc.) in the City. Of those, 35,605 were occupied housing units (4.0 percent vacancy rate). Total housing units include single family homes, buildings or complexes with two to four units, buildings or complexes with five or more units, and a category for mobile homes, boats, RVs or trailers.

As of January 2009, the total number of housing units increased to 37,720, representing an increase of 543 units or 1.5 percent. Approximately 53.5 percent were single family units, 15 percent were in complexes of two to four units, 30 percent were in complexes of five or more units and 1.4 percent were in mobile homes, boats RVs or trailers. Based on these counts, housing type trends have remained relatively static since 2000.

Table 12
Housing Units and Type

Housing Type	1990		2000		2009	
	Number	Percent	Number	Percent	Number	Percent
Single Family	19,397	53.5%	19,971	53.7%	20,193	53.5%
Multi-Family 2-4 Units	5,114	14.1%	5,487	14.8%	5,652	15.0%
Multi-Family 5+ Units	10,574	29.2%	11,200	30.1%	11,357	30.1%
Mobile Home & Other	1,141	3.1%	519	1.4%	518	1.4%
Total	36,226	100.0%	37,177	100.0%	37,720	100.0%

Source: 1990, 2000 U.S. Census; Department of Finance, 2009

Housing Tenure

Table 13 illustrates the occupied housing units in the City and the percentage breakdown of renter- and owner-occupied units. The breakdown has remained constant over time with approximately 58 percent of units being renter-occupied and 42 percent of the City's units being owner-occupied. The City has a lower rate of owner-occupancy than the rest of Santa Barbara County and that of California as a whole. In 2008, only 41.3 percent of occupied units in the city were owner-occupied, while the county and state had owner-occupancy rates of 54 percent and 58 percent, respectively.

Table 13
Occupied Households by Tenure

Tenure	1990		2000		2009	
	Number	Percent	Number	Percent	Number	Percent
Owner	14,483	42.2%	14,957	42.0%	14,659	41.3%
Renter	19,865	57.8%	20,648	58.0%	20,802	58.7%
Total Occupied	34,348	100.0%	35,605	100.0%	35,461	100.0%
Vacancy Rate	5.2%		4.0%		6.9%	

Source: 1990, 2000 U.S. Census; 2006-2008 American Community Survey

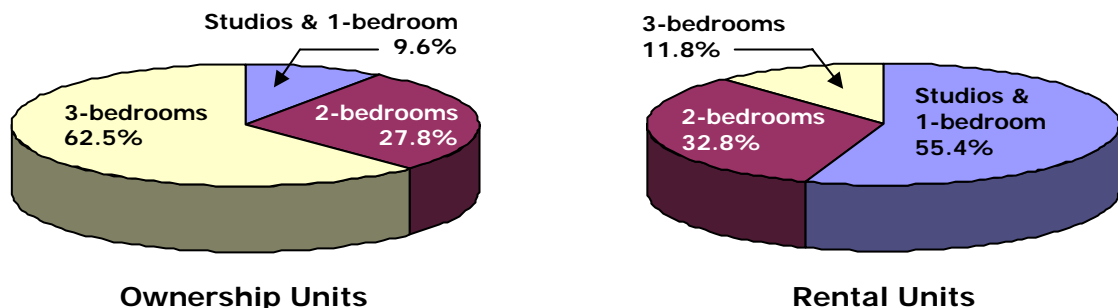
Vacancy Rate

In 1990, 1,878 units (5.2 percent) were identified as vacant in the city. In 2000, that number was down to 1,471 units (4.0 percent). From 2000 to 2008, the number of vacant housing units nearly doubled from 1,471 to 2,617 units, and the vacancy rate climbed from 4.0 to 6.9 percent. According to HUD, a vacancy rate of 5.0 percent is sufficient to provide choice and mobility. The increase in vacant units may be attributed to the proliferation of second-home and investor-owned units in the City.

Unit Size

Another important characteristic of the City's housing supply is the size of units with respect to number of bedrooms. Of the City's housing units, 36.2 percent are studio or one-bedroom units, 30.7 percent are two-bedroom units and 33.1 percent are three-bedrooms or larger. Figure 1 depicts the distribution of these units type between renter- and owner-occupied units. Of the rental housing units in the City, 55.4 percent are studios and one-bedrooms, 32.8 percent are two-bedroom units and 11.8 percent are three bedrooms and larger. Of the owner occupied units, 9.6 percent are studios or one-bedroom units, 27.8 percent are two-bedroom units and 62.5 percent or three-bedroom or larger units.

Figure 1



Age and Condition

The age of housing in Santa Barbara is one indicator of the overall housing conditions. A significant measure of housing age is the number of units built before 1949. According to the 2006-2008 American Community Survey, 12,172 housing units in the City were built prior to 1949. In addition, 452 units in the City were reported to lack complete kitchen facilities and 56 units lacked complete plumbing facilities.

Table 14 shows the year housing units were built, as reported in the 2006-2008 American Community Survey. Approximately 83 percent of the City's housing stock was

Table 14
Housing Stock Characteristics – Year Housing Built

Year Built	# of Units	Percent
1939 or earlier	9,069	23.8%
1940 to 1949	3,103	8.1%
1950 to 1959	6,665	17.5%
1960 to 1969	6,385	16.8%
1970 to 1979	6,596	17.3%
1980 to 1989	3,615	9.5%
1990 to 1999	1,399	3.7%
2000 to 2004	691	1.8%
2005 or later	555	1.5%
TOTAL	38,078	100%

Source: U.S. Census Bureau, 2006-2008 American Community Survey

built prior to 1980. This raises an issue with respect to housing maintenance. A lack of maintenance can discourage reinvestment in a neighborhood, and result in depressed property values and reduced quality of life in the community. Generally, residential structures begin to show signs of deterioration as they approach 30 years. Housing units older than 30 years typically need rehabilitation work to major elements of the structures, such as roofing, siding, plumbing and electrical systems.

In December 2009, City Building Inspectors performed a windshield survey of two residential neighborhoods known for containing a large number of older housing units. One survey area was located in the Eastside neighborhood and one survey area was located in the Westside neighborhood. The inspectors surveyed the housing units for the exterior condition of foundation, framing members, roof coverings, windows, exterior weatherproofing (walls) and electrical service. The condition of these elements was rated from "fair/good condition" to "replacement needed". Based on these ratings, the units were determined to be in "sound" to "dilapidated" condition.

The Westside neighborhood survey area included 278 housing units (Table 15). The majority of the units were single family dwellings. Of the 278 units surveyed, 29 units were found to be in moderate or substantial need of repair. None of the units surveyed were considered to be dilapidated.

Table 15
Housing Condition Survey: Westside

Housing Type	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Single	127	33	20	4	0	184
Duplex	31	7	2	2	0	42
Multi-family	46	5	1	0	0	52
Total	204	45	23	6	0	278
Percent	74%	16%	8%	2%	0%	--

Source: 2009 City Building Inspection Survey

The Eastside survey area included 151 housing units (Table 16). Of the 151 housing units surveyed, the majority of the units were single family dwellings, similar to the Westside survey area. In the Eastside survey, 15 units were found to be in moderate or substantial need of repairs. None of the units surveyed were considered dilapidated.

Table 16
Housing Condition Survey: Eastside

Housing Type	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Single	94	11	11	2	0	118
Duplex	17	3	1	0	0	21
Multi-family	10	1	1	0	0	12
Total	121	15	13	2	0	151
Percent	80%	10%	9%	1%	0%	--

Source: 2009 City Building Inspection Survey

The survey concluded that 44 out of a total 429 units, or about 10 percent of the surveyed units, are in need of moderate or substantial repair. Housing units rated as needing “substantial” repair can be an indicator that those units may be in need of rehabilitation or replacement.

Housing Costs

Table 17 shows the level of payment for housing as a percentage of household income for homeowners and renters in the City of Santa Barbara, as reported by the 2000 U.S. Census. Households should spend no more than 30 percent of their income for housing. Those that pay more are defined as having a housing cost burden. Overpayment is a concern for lower income households since they may be forced to double-up or cut other necessary expenditures such as clothing, health care, or education, in order to afford housing.

Approximately 64 percent of all homeowners pay 29 percent or less of their total household income for housing costs, while approximately 36 percent of all homeowners pay 30 percent or more. In contrast, 52 percent of renter households pay 30 percent or more of household income for housing.

Table 17
Housing Cost as a Percentage of Household Income

Owner-Occupied Units						
Income Range	Total Household	% of Total Household	0-19% of HH Income	20-29% of HH Income	30-34% of HH Income	35%+ of HH Income
\$0-10,000	299	2.4%	8	23	0	268
\$10,000-19,999	586	4.7%	158	82	38	308
\$20,000-34,999	1,471	11.7%	634	172	69	596
\$35,000-49,999	1,677	13.4%	643	176	100	758
\$50,000-74,999	2,343	18.8%	834	385	250	874
\$75,000+	6,096	48.9%	3,140	1,749	384	823
Subtotal	12,472	100.0%	5,417	2,587	841	3,627
Renter-Occupied Units						
\$0-10,000	2,056	10.3%	47	136	110	1,763
\$10,000-19,999	2,881	14.4%	98	207	148	2,428
\$20,000-34,999	4,327	21.7%	232	695	719	2,681
\$35,000-49,999	3,761	18.9%	549	1,681	650	881
\$50,000-74,999	3,550	17.8%	1,360	1,455	309	426
\$75,000+	3,377	16.9%	2,467	722	127	61
Subtotal	19,952	100.0%	4,753	4,896	2,063	8,240
TOTAL	32,424	N/A	10,170	7,483	2,904	11,867

Source: 2000 U.S. Census

Based on the 2006-2008 American Community Survey, 58.2 percent of all renter households and 67.2 percent of all owners who pay mortgages paid more than 30 percent of their income on housing. This represents a substantial increase for both renters (from 52 to 58.2 percent) and owners (36 to 67.2 percent) during the eight-year period.

Affordability - Ownership

Owner-occupied households pay a high, disproportionate amount of income to live in Santa Barbara. Because of limited supply and increasing demand, housing costs in Santa Barbara have continued to climb up until the recent economic downturn in 2008. Although the residential real estate market in the Santa Barbara area has fared better than the State as a whole, the Santa Barbara Association of Realtors reported that as of October 2009, the median home sales price in the City dropped to \$826,375. That represents a 16.5 percent decrease from the 2008 median home price (\$990,000) and a 26.5 percent decrease from the 2007 median home price of \$1,125,000.

The median household income for the City of Santa Barbara is currently \$70,400. A household with an income of this amount could purchase a house of approximately \$280,000 (assuming a 10% down payment and 35% of income going to housing costs). In order to buy a median-priced house of \$826,000, a Santa Barbara household would need an income of nearly \$200,000. While many more homes are now affordable to more families, the median priced home is still only affordable to less than 10% of households in the City.

According to the 2009 Santa Barbara County Economic Outlook, the Santa Barbara County median home price in 2008 was \$387,940, less than half of the median for the City of Santa Barbara. In comparison, the 2008 the median home price in California was \$359,787.

Condominiums offer home buyers a lower-priced alternative to the higher-priced single family homes. The 2009 Santa Barbara County Economic Outlook report identified the 2008 median condominium sale price east of State Street at \$640,458, representing a 29 percent decrease in median condominium sales price from 2007 (\$905,530). For condominiums located west of State Street, the median sales price was reported at \$534,250 in 2008, representing a 17 percent decrease from 2007 when the median sales price was reported to be \$642,417.

Affordability - Rental

Rental housing costs typically trend with an area's cost of homeownership and Santa Barbara is no exception. In fact, the high cost of homeownership in Santa Barbara fuels the cost and demand factors for rental housing. In the last ten years, the south coast of Santa Barbara County experienced a 25 percent increase in the average monthly rent of a two-bedroom unit, from \$1,357 to \$1,700. Unfortunately, incomes have not kept pace with rental housing costs. In order to afford the current monthly rent for a two-bedroom apartment in the City of Santa Barbara, a family would need to earn \$5,667 per month (\$68,000 annually, or \$32.69 an hour) based on the traditional qualifying and affordability ratio of spending no more than 30 percent of income for rent.

The U.S. Census provides information on the percent of household income paid for rent by total household income. High rents in the City have the most significant negative effect on lower income households. In 2000, there were 19,952 renter households that provided information about the amount of rent paid and household income in the City of Santa Barbara (Table 17 above). Of these renter households, nearly 52 percent (10,303 households) paid more than 30 percent of their household income for rent. Table 17 also clearly shows that the vast majority of renters earning less than \$35,000 per year pay over 30 percent of their household income for housing costs.

This information is especially somber when one considers that the City estimates that more than 11 percent of the housing stock is publicly subsidized. If one assumes that these households responded to the 2000 U.S. Census, then the percentage of households overpaying is likely even greater, especially at the lower income levels. Current average rental prices and annual unit cost are shown in Table 18.

Table 18
Rental Prices in the City of Santa Barbara

	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms
Average Monthly Rent (2009)	\$995	\$1,442	\$1,700	\$2,300
Average Annual Unit Cost	\$11,940	\$17,304	\$20,400	\$27,600

Source: City of Santa Barbara, 2009

Overcrowding

A housing unit that is occupied by more than one person per room (excluding kitchens, bathrooms, hallways and porches) is defined by the U.S. Census as being overcrowded. A housing unit with more than 1.5 persons per room is considered severely overcrowded. Overcrowding can serve as an indicator that a community does not have an adequate supply of affordable housing and/or lacks housing units of adequate size to

meet the need of large households. Overcrowding can also result when high housing costs relative to income force too many individuals or families to share housing. Overcrowding can accelerate deterioration of the housing stock and associated infrastructure.

Overcrowding has increased over time for both renter- and owner-occupied housing units in the City. In 2000, 4,346 housing units, or 12.2 percent of all households in the City, were considered overcrowded. This is an increase from 1990, when 3,646 households were reported overcrowded.

The 2006-2008 American Community Survey reported that the number of overcrowded households in the City decreased from 12.2 percent in 2000 to 6.1 percent in 2008 (Table 19). Similarly, severely overcrowded households decreased from 2,894 units (8.1 percent) in 2000 to 763 (2.2 percent) in 2008.

Table 19
Occupants Per Room

Persons Per Room	2000		2006-2008	
1.00 or less	31,360	87.8%	33,307	93.9%
1.01 to 1.50	1,452	4.1%	1,391	3.9%
1.51 or more	2,894	8.1%	763	2.2%
Total Households	35,706	100.0%	35,461	100.0%
Overcrowded Households	4,346	12.2%	2,154	6.1%

Source: 2000 U.S. Census; 2006-2008 American Community Survey

While overcrowding, in general, is not a significant problem in the City, the amount of overcrowding for households below the poverty level is significant. In owner-occupied housing units where the householder is living below the poverty level as defined by the U.S. Census, the rate of overcrowding is 16.9 percent. For renter-occupied units, overcrowding occurs at a rate of 27.4 percent when the householder is below the poverty level. Those persons below the poverty level are forced to double-up to make their rent or house payments. Although figures from the 2000 U.S. Census have not been updated in this regard, it is not expected that these figures would have improved significantly in the current economic climate.

One of the frequent consequences of overcrowding is the creation of illegal dwelling units, such as occupied garages. The high incidence of these residences signifies a housing market that is lacking units affordable to low-income households or larger households.

Public and Assisted Housing

1. *In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including:*
 - a. *the number of public housing units in the jurisdiction;*
 - b. *the physical condition of such units;*
 - c. *the restoration and revitalization needs of public housing projects within the jurisdiction;*
 - d. *the number of families on public housing and tenant-based waiting lists, and;*

- e. results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25).*
- 2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).*

The Housing Authority of the City of Santa Barbara (HACSB) is the local public agency providing safe, decent, and high-quality affordable housing and services to eligible persons. The City does not own or operate any public or assisted housing. The Housing Authority is considered a high performer by HUD, and currently provides 494 HUD-assisted public housing units. The HACSB also manages 1,955 Section 8 Housing Choice Vouchers in the community. There are also 481 non-HUD-assisted public housing units in the city and 107 units of senior housing under HUD's rent supplement program (Section 221(D)3). No public housing units are expected to be lost in the next five years.

The Section 8 Housing Choice Voucher Program provides a tenant-based rental subsidy to low-income households to assist with housing costs. The HACSB's Family Self-Sufficiency Program, discussed in more detail in the Strategic Plan section of this document, enables Housing Choice Voucher households to move from public assistance to independence, freeing those units for others in need. Both programs are administered by HACSB for HUD.

Table 20 shows the household composition and income level served by the HACSB through their public housing units and Section 8 Program.

Table 20
Housing Authority Household Statistics
February 2009

	Public Housing	Section 8
Total Number of Households	494	1,955
Household Composition	Percentages	
Families with Children	46%	32%
All Female-Headed Household w/Children	33%	26%
Elderly	39%	31%
Disabled	22%	42%
Income Level	Percentages	
Extremely Low-Income	32%	44%
Very Low-Income	18%	21%
Low- and Moderate-Income	10%	10%
Above 81% AMI	5%	1%
Income Level Unavailable	35%	24%

Source: 5-year Action Plan (2009-2014) Housing Authority of the City of Santa Barbara

Housing Authority Waiting Lists

Another indicator of the need for low- and moderate-income housing can be found by looking at the waiting lists maintained by the HACSB. The HACSB maintains several waiting lists for different housing programs. A review of the HACSB waiting lists reflects only people who are eligible and aware of HACSB programs and services. It cannot be used to draw conclusions about overall need or general demographics in the City. The length of time an individual/family is on the list ranges from two to five years.

As of February 2009, approximately 8,238 applicant households are seeking assistance from the HACSB, including 4,383 applicants waiting for public housing and 3,855 applicants waiting for Section 8 eligible housing (Table 21). Families with children make up about 35 percent of the applicants on the waiting lists. Approximately 74 percent of all applicants waiting are categorized as having extremely low incomes.

The Housing Authority allows individuals or families to apply for all lists for which they are eligible. Therefore, there is some double counting between the two waiting lists shown below and the figures are considered to be an overestimate of the housing need in Santa Barbara.

Table 21
Housing Authority Wait List Statistics
February 2009

Demographics	Public Housing		Section 8	
	Count	Percent	Count	Percent
Elderly	753	17%	550	14%
Non-Elderly	3,630	83%	3,305	86%
Disabled	1,154	26%	977	25%
Non-Disabled	3,299	74%	2,878	75%
Families with Children	1,500	36%	1,342	35%
Hispanic	1,826	42%	1,450	38%
Non-Hispanic	2,557	58%	2,405	62%
Total Applicants	4,383	100%	3,855	100%
Income	Public Housing		Section 8	
	Count	Percent	Count	Percent
Extremely Low-Income	3,230	74%	2,875	74.5%
Very Low-Income	836	19%	721	19%
Low- and Moderate-Income	293	6.5%	239	6%
Above 81% AMI	24	0.5%	20	0.5%

Source: 5-year Action Plan (2009-2014) Housing Authority of the City of Santa Barbara

As shown in Table 22 below, the majority (75 percent) of individuals or families on the Housing Authority waiting lists are seeking studios and one-bedroom units. Approximately 19 percent need two-bedroom units. Very few households are seeking units with four or more bedrooms.

Table 22
Housing Authority Bedroom Requirements
February, 2009

Bedrooms Needed Based on Family Size	Public Housing Wait List		Section 8 Wait List		Combined Lists	
	Count	Percent	Count	Percent	Count	Percent
Studio & 1 bedroom	3,190	72%	2,964	77%	6,154	75%
2 bedrooms	895	20.5%	681	17%	1,576	19%
3 bedrooms	252	6%	178	5%	430	5%
4 bedrooms	31	1%	18	0.5%	49	0.5%
5+ bedrooms	15	0.5%	14	0.5%	29	0.5%
TOTAL	4,383	100%	3,855	100%	8,238	100%

Source: 5-year Action Plan: 2009-2014 Housing Authority of the City of Santa Barbara

Public Housing Improvements

The Housing Authority will continue to implement its resources to renovate its public housing units. The HACSB has been able to modernize its existing public housing units including many energy efficiency projects. Current funds are used for modernization and improvements to the public housing units such as, but not limited to, re-roofing, façade improvements, installing new heating systems and fire alarms, and overall unit rehabilitation.

The HACSB must maintain its public housing units in decent, safe and sanitary condition. The HACSB conducts preventive maintenance inspections of all its units twice a year. Units are also subject to periodic inspections by HUD. The HACSB is required to track its maintenance work orders (tenants phone in work orders to a centralized center) and to report to HUD on turn-around times for various categories of work. HUD has consistently found the HACSB's units to be well maintained and HACSB's performance on turn-around of maintenance requests to meet standards.

Homeless Facilities and Services Inventory

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A or in the CPMP Tool Needs Table. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. This inventory of facilities should include (to the extent it is available to the jurisdiction) an estimate of the percentage or number of beds and supportive services programs that are serving people that are chronically homeless.

A key component of the City's plan to end chronic homelessness employs a "housing first" approach. Putting a roof over someone's head is the most productive way to end the downward spiral, provide stability, and serve as a platform to create a program to move toward permanent housing. As a result, the City is focusing on increasing the amount of permanent supportive housing, and intensifying efforts to identify, engage and serve the chronically homeless, from street outreach to direct access to permanent housing through vouchers.

As can be seen in the following tables, a number of groups and agencies provide a variety of shelter beds and housing for homeless families and individuals. Some of the

Table 23
Total Current Capacity (July 2009)

	December -March	April- November
Emergency Beds	385	185
Emergency RV Spaces	42	42
Transitional Units/Rooms	98	98
Transitional Beds	167	267
Permanent Units/Rooms/Spaces	242	242
Total	934	834

housing is classified as emergency housing in that it is available seasonally or during inclement weather. Some of the space is classified as transitional, intended to bridge a short gap in the lives of those in need, or when they are moving from one situation into another. Permanent units are more long term, and are usually combined with supportive services to help individuals and families get back to work and live and thrive in the community.

With at least 1,355 homeless individuals (of which, approximately 200 are chronically homeless) in the City of Santa Barbara, and only 834 beds/units to serve them, the homeless are significantly underserved in that regard. The provision of additional emergency beds and transitional and permanent supportive housing for homeless individuals and families is critical.

Table 24
Homeless Shelter/Housing in the City of Santa Barbara

Agency	Beds	Type
Casa Esperanza Homeless Shelter	200 beds (Dec-Mar) 100 beds (April-Nov)	Emergency Transitional
Santa Barbara Rescue Mission	65 beds (men) 20 beds (women) 30 beds (Sober Living) 61 beds Residential Treatment	Emergency Transitional
Domestic Violence Solutions	21 beds	Emergency
Transition House-Shelter/Prevention	70 beds	Emergency
Noah's Anchorage	8 beds	Emergency/Crisis
New Beginnings-R.V. Safe Parking Program	55 total spaces (42 in City)	Emergency/ Transitional
AIDS Housing - Sarah House	14 rooms	Transitional
CHC-Hotel de Riviera	34 rooms	Transitional
Domestic Violence Solutions - Second Stage	14 units	Transitional
Salvation Army	65 beds 40 (15 Women/25 Men)	Transitional Inclement Weather
St. Vincent's-PATHS	30 rooms	Transitional
Transition House-Firehouse	6 rooms	Transitional
WillBridge	11 beds 1 bed	Transitional Emergency
Transition House-Salinas	19 units	Permanent
CHC-New Faulding Hotel	81 rooms	Permanent Supportive
Housing Authority - El Carrillo	61 units	Permanent Supportive

Table 24
Homeless Shelter/Housing in the City of Santa Barbara

Agency	Beds	Type
Mental Health Association	10 units	Permanent Supportive
People's Self Help Housing-Victoria Hotel	28 rooms	Permanent Supportive
Sanctuary Psychiatric Centers Arlington & Hollister House	35 units	Permanent Supportive
Transition House/Mom's	8 units	Permanent Supportive

The loss of jobs overall and the high unemployment rate has increased the importance of homeless prevention and shelter programs. Transition House, a local shelter provider, is finding that because of the large need almost all of its clientele is homeless families. They have been restricted to providing for the greater need of helping families, resulting in there being almost no room for individuals.

There exists a vast network of social service providers in Santa Barbara that serve the homeless. Through the cooperative assistance of these providers, homeless persons and families may obtain all necessary services to transition back into society. Services for the homeless include voucher emergency shelter, food, clothing, showers, laundry, drop-in, referrals, daycare for children, telephone, mailing address, permanent housing, emergency funds and health care. In addition, health and mental health services are provided by several agencies, including the Carrillo Medical Clinic (929 Laguna Street), Catholic Charities (609 E. Haley Street), the Santa Barbara County Departments of Public Health and Social Services, Santa Barbara Neighborhood Clinics (915 N. Milpas Street and 628 W. Micheltorena Street), and Project Recovery (133 E. Haley Street).

Table 25
Homeless Services in the City of Santa Barbara

Food
Community Kitchen, 816 Cacique Street (Daily Lunch)
Rescue Mission, 535 E. Yanonali Street (Daily Breakfast and Dinner)
Salvation Army, 423 Chapala Street (Daily Breakfast and Dinner)
Clothing
Catholic Charities, 609 E. Haley Street
Rescue Mission, 535 E. Yanonali Street
Salvation Army, 423 Chapala Street
Day Care for Children
Storyteller, 8 W. Padre Street
Transition House, 434 E. Ortega Street
Drop-In Centers
Casa Esperanza Homeless Day Center, 816 Cacique Street
Emergency Funds
County Department of Social Services (General Relief), 234 Camino del Remedio
Laundry
Casa Esperanza, 816 Cacique Street
Salvation Army, 423 Chapala Street

Table 25
Homeless Services in the City of Santa Barbara

Mailing Address
Casa Esperanza, 816 Cacique Street
Catholic Charities, 609 E. Haley Street
Salvation Army, 423 Chapala Street
Permanent Housing
Transition House, 425 E. Cota Street
Mental Health Association, 617 Garden Street
People's Self-Help Housing, 26 E. Victoria Street
Housing Authority, 808 Laguna Street
Community Housing Corporation, 11 E. Haley Street
Showers
Casa Esperanza, 816 Cacique Street
Rescue Mission, 535 E. Yanonali Street
Salvation Army, 423 Chapala Street
Telephone
Casa Esperanza, 816 Cacique Street
Salvation Army, 423 Chapala Street

Special Needs Facilities and Services

Describe, to the extent information is available, the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring persons returning from mental and physical health institutions receive appropriate supportive housing.

Elderly and Frail Elderly

Elderly persons may encounter financial difficulties when their household income is fixed, as is often the case with retirement income, and living expenses increase to the point that the fixed income cannot meet the household's needs. Table 26 lists affordable units available to low-income senior adults. For simplicity, only projects with 30 or more affordable senior units are shown. Units owned and managed by the Housing Authority of the City of Santa Barbara are listed as "HACSB."

Table 26
Affordable Low-Income Apartments Available to Senior Adults
in Santa Barbara (with 30+ units)

Name & Address of Facility	Developer	Number of Affordable Senior Units
El Patio for Seniors (4040 Calle Real)	HACSB	48
Castillo Homes (1028 Castillo Street)	SBCHC	32
Villa La Cumbre (521 N. La Cumbre)	HACSB	60
Vista La Cumbre	HACSB	36
Presidio Springs	HACSB	122
Edgerly Apartments	Battistone Found.	50

Table 26
Affordable Low-Income Apartments Available to Senior Adults
in Santa Barbara (with 30+ units)

Name & Address of Facility	Developer	Number of Affordable Senior Units
Annexes to Edgerly Apartments (scattered sites)	Battistone Found.	103
Palm Tree Apartments (211 De la Vina St)	Battistone Found.	38
Garden Court	HACSB	98
Pilgrim Terrace	SBCHC	84
Laguna Cottages for Seniors	Laguna Cottages	55
Villa Caridad (St. Vincent's)	Mercy Housing - CA	95
SHIFCO	HACSB	107
Various others with less than 30 units	Various	110
Total Low-Income Senior Units	--	1,038

Table 27 lists residential care facilities. These senior housing facilities provide supporting services of varying levels from provision of meals and minor housekeeping to full-service care for non-ambulatory and developmentally disabled residents.

Table 27
Residential Care Facilities for the Elderly and Frail Elderly

Name of Facility	Capacity	Description
Abundant Care	6	Non-ambulatory; alarms on doors
Alexander Housing Foundation	1	6 non-ambulatory
Barclay's	6	2 non-ambulatory
Campbell Manor	30	14 non-ambulatory; no wheelchairs; no wandering
Casa Colleen	6	non-ambulatory; no wandering
Casa Dorinda	6	non-ambulatory; Integrated into continuing care facility
Casa Rhoda	6	non-ambulatory
Casa Rosa	6	non-ambulatory
Casa San Miguel	6	6 non-ambulatory; dementia waiver; hospice waiver
Casitas Residential Care	6	non-ambulatory; dementia waiver
Chrysalis Residential Care	6	6 non-ambulatory; dementia waiver; 1 SSI accepted
Cliff View Terrace	72	72 non-ambulatory; dementia waiver
Country Gardens	6	non-ambulatory
Danelle's Guest Home #1	6	women only; non-ambulatory
Danelle's Home #2	6	women only; non-ambulatory
Devereux	16	16 non-ambulatory
Fisher House	4	2 non-ambulatory
Four Seasons Residential Care	6	non-ambulatory
Harris Board and Care	6	women only; ambulatory only; no dementia
Joy of Life	6	non-ambulatory; dementia waiver; some alarms
La Casa Escondida	1	no dementia accepted
LR Peterkin Residence	10	SSI- ambulatory only; no dementia
Marge Mason's Adult Day Care	6	non-ambulatory; meals & transportation included; half days available
Mission Canyon Retreat	6	non-ambulatory
Mission Heights	6	non-ambulatory
New Age #1	6	dementia waiver
New Age #2	6	dementia waiver

Table 27
Residential Care Facilities for the Elderly and Frail Elderly

Name of Facility	Capacity	Description
New Age #3	6	dementia waiver
New Age #4	6	dementia waiver
New Age #5	6	dementia waiver
Olive Gardens	49	36 non-ambulatory; no dementia
Park Place	15	7 non-ambulatory; no physical aggression
Quail Lodge – Valle Verde	45	continuing care community
Samarkand	69	38 non-ambulatory
Seaton's Guest Home	13	SSI- ambulatory only
Treacy House	14	12 non-ambulatory
Trini's Guest Home	4	non-ambulatory
Villa Alamar	31	hospice waiver for 6; secured perimeter waiver
Villa Bella	32	non-ambulatory; has dementia waiver; hospice care for 4; locked facility waiver
Villa Laguna	20	11 non-ambulatory; Eden approach; pets and plants
Villa Riviera	21	non-ambulatory
Villa Rose	32	no wanders
Villa Santa Barbara	38	acceptance based on interview
Vista Del Monte – Fernbrook	34	assisted living
Vista Del Monte – Pinegrove	10	dementia waiver; hospice waiver; special care
Vista Del Monte – Residential	139	continuing care community
Wood Glen Hall	73	non-ambulatory; hospice waiver; transfer independent
Your Home	6	2 non-ambulatory; dementia waiver
Total	917	

The following agencies provide professional assessment of frail elderly case needs and referral/coordination of provision of needed care:

- Coast Caregiver Resource Center - for Families and Caregivers of Brain-Impaired Adults
- Family Service Agency
- Latino Community Mental Health Project
- Geriatric Assessment Program
- Multipurpose Senior Service Program
- Santa Barbara Visiting Nurse Association

A number of other supportive services, listed in Table 28, are also available to the elderly and frail elderly.

Table 28
Supportive Services Available to the Elderly and Frail Elderly

Program Title	Provider	Services
Adult Protective Services	Santa Barbara County Social Services Department	Provide services to seniors including receiving, responding and interceding to referrals of abuse and neglect.
Central Coast Area Agency on Aging	Central Coast Area on Aging	Development of home and community-based long-term care services.
Cliff Drive Senior Luncheon	Free Methodist Church	Hot, nutritional lunches
Community Resource Information Service	Family Service Agency	Annually publishes Community Resource Directory (CRIS).
Hospital Meal Discounts	Cottage Hospital	20% senior discount from 8:15 am to 7:15 pm
Davis Center	City Parks and Recreation	Recreational activities for senior citizens

Table 28
Supportive Services Available to the Elderly and Frail Elderly

Program Title	Provider	Services
Easy Lift Transportation	Easy Lift Transportation	Door-to-door wheelchair accessible "dial-a-ride" for frail seniors.
Friendship Adult Day Center	Friendship Adult Day Center	Day care for frail seniors and Alzheimer's individuals.
Homemaker Service	Visiting Nurse Hospice Care	In-home assistance: light housekeeping, shopping, errands, companionship.
HICAP	Health Insurance Counseling and Advocacy Program	Assistance with understand Medicare benefits, solving medical billing problems, comparing insurance policies.
Hospice of Santa Barbara	Visiting Nurse Hospice Care	Provides in-home care and support for terminally ill patients and their loved ones.
Housing Rehabilitation Loan Program	City of Santa Barbara Housing Rehab Program	Offers low-interest loan to low-income homeowners for necessary home repairs. Deferred loans available to persons 65 and older.
In-Home Supportive Services	County of Santa Barbara	Assessment of needs of home-bound seniors, provides basic house keeping, shopping, assistance with bathing, non-medical care and transportation to medical appointments.
Jewish Family Service Agency	Santa Barbara Jewish Federation	Crisis intervention, information and referral, advocacy, financial aid, community education, short-term case management for seniors. Friendly Visitor Program for seniors.
Lifeline Santa Barbara Cottage Hospital	Cottage Health System	24-hour home emergency response for frail elderly living alone. If button is pushed sending a signal to Lifeline unit, which connects to telephone line. The unit dials the monitoring center, which calls the subscriber to assess need.
Long-Term Care Ombudsman	Long-Term Care Ombudsman	Advocates for quality care in nursing homes. Maintains nursing home database.
Meals on Wheels	Meals on Wheels	Provides one home delivery daily meal to the elderly.
Metropolitan Transit District	Metropolitan Transit District	Seniors 62+ fares are half price.
Mobile Meals	Community Action Commission	Delivers hot meals five days a week to homebound seniors. Additional frozen meals available for weekends.
Multipurpose Senior Services	Santa Barbara County Public Health Department	Provides case management services for frail elderly 65 or older to enable them to continue living at home.
OASIS	Catholic Charities	Needs assessment, referral and in-home care to seniors. Trained volunteers do home visiting, reassurance telephone calls and assistance with daily living tasks.
Public Guardian	Santa Barbara County Treasurer-Tax Collector-Public Administration	Investigates referrals and petitions the superior court for appointment, if no other alternative is available, to assume legal responsibility for all aspect's of conservatee's personal and financial life.
Real Help	Retired and Senior Volunteer Program	Referral of volunteers to provide home delivered care and/or household help, minor repairs, gardening and shopping. Telephone contact.
Senior Programs	Community Action Commission	Senior Services, congregate meals, mobile meals
Senior Brown Bag Program	FoodBank	Distributes bags of groceries to low-income seniors.
Senior Center	Community Action Commission	Provides 60+ individuals with nutritious meals, information, referrals, advocacy, consumer

Table 28
Supportive Services Available to the Elderly and Frail Elderly

Program Title	Provider	Services
		education, adaptive exercise program, health and blood pressure clinics, social security and tax information. Southcoast Nutrition Sites: Presidio Springs, Westside Center, Franklin Center, Goleta Valley Senior Center, Pilgrim Terrace and Carpinteria Senior Center.
Senior Citizens Legal Assistance	Legal Aid Foundation	Persons 60+ on a case by case basis emphasizing social security, landlord/tenant, and family law.
Senior Community Services Employment Program	American Association of Retired Persons	Persons 55+ are placed with a non-profit agency at 4 hours a day, 5 days a week for minimum wage.
Senior Peer Counseling Program	Santa Barbara Counseling Center	Trained senior paraprofessionals provide general assessment, crisis counseling, and emotional support.
Senior Activity Center	First United Methodist Church	Fellowship, education, food, and participation.
Social Security Administration	Social Security Administration	Retirement benefits 62+, SSI benefits disabled people 65+ on very limited resources, Medicare for people over 65.
Veterans Service Office	Santa Barbara County	Assists veterans and families. Hospitalization of veterans. Assists with VA burial claims.
Visiting Nurse Association	Visiting Nurse Hospice Care	Provides home health care under direction of physician, including psychiatric and skilled nursing & AIDS care. Loans of medical equipment available.
Volunteer Income Tax Assistance	California State Franchise Tax Board	Assistance with income tax preparation for seniors during February.

Persons with Disabilities

The below table summarizes the existing housing available to persons with disabilities in the City of Santa Barbara.

Table 29
Housing Units for Persons with Disabilities

Name & Address of Facility	Number of Units	Description of Facility
Building Hope (617 Garden Street)	39 units	Rental units for mentally disabled individuals
106 Juan Maria	6 beds	Group home for persons with mental disabilities
1920 Chino Street	16 beds	Group home for persons with mental disabilities
115-125 W. Anapamu Street Sanctuary Psychiatric Center	35 units	Rental units for mentally disabled individuals
Sarah House (2612 Modoc Road)	11 rooms	Group home hospice care
1931 Red Rose Way	12 rooms	Group home for persons with developmental disabilities
Hotel de Riviera (125 W. Carrillo St)	31 rooms	Group home for people with mental disabilities combined with substance abuse
Phoenix House (107 E. Micheltorena St)	11 rooms	Group home for persons with mental disabilities
Total	161	

Victims of Domestic Violence

Individuals fleeing domestic violence are generally women and children. Domestic Violence Solutions maintains a six-bedroom facility that can accommodate 25 people at an undisclosed location in Santa Barbara, where women and children who have been victimized may be referred by social service agencies. In addition, they operate a 14-unit second-stage transitional housing program.

The County of Santa Barbara Child Protective Services Department may also intervene on behalf of children who are victimized or are threatened with violence by removing the children to foster care until the danger is removed.

Persons with HIV/AIDS

Housing availability to persons with AIDS or related illnesses is currently limited to one facility. Sarah House provides eight rooms and three two-bedroom apartments. Heath House was another facility established to provide residential care to persons with AIDS, but it is now used for other purposes due to a lack of demand. This is primarily due to changes in treatment that have allowed AIDS patients to live longer without as much long term care.

Supportive services specifically targeted to AIDS patients are supplied principally through two organizations. The Counseling and Assistance Program (CAP), sponsored by the Santa Barbara County Gay/Lesbian Resource Center, offers services which include a wellness program for HIV-positive persons which have not yet developed AIDS. The Necessities of Life Program attempts to meet the individual specific needs of AIDS patient enrollees, including direct financial assistance, available social workers and psychologists to promote emotional and psychological health, and to help locate other available financial resources.

The County of Santa Barbara Health Care Services Department offers similar services to those in the CAP program, and supplements these with the medical services of the Infectious Disease Clinic, drug therapy supplied by the County Pharmacy, referral for specialized care, acute medical care, and hospitalization.

Alcohol/Other Drug Abuse

Several agencies offer detoxification, recovery and treatment programs for those individuals seeking treatment for alcohol or other drug abuse. A limited number of those programs accommodate the needs of homeless families. The Project Recovery Detox Center at 816 Cacique Street assists clients to address acute withdrawal symptoms and achieve abstinence from alcohol or other drugs, and engages clients who have completed detoxification in ongoing treatment services and referrals. The Project Recovery Detox Program, operated by the Council on Alcoholism and Drug Abuse (CADA) at Casa Esperanza, has 12 beds for their 14-day residential detox program. Due to demand, since December 1, 2009, all 12 beds have been used for men; women needing detox are being sent to North County through a collaboration of County Alcohol, Drug, and Mental Health Services, Casa Esperanza, CADA, Good Samaritan Shelter, and Clergy and Laity United for Economic Justice (CLUE).

Several organizations, including the Salvation Army, Casa Serena, and New House offer clean and sober living that may or may not be combined with treatments.

Substance abuse outreach activities are also coordinated through weekly Homeless Case Management Network meetings at Cottage Hospital. Agencies with outreach, emergency service, and/or shelter service programs attend these meetings to share information on clients' needs and coordinate service-delivery activities. Representatives from public health agencies, law enforcement, substance abuse recovery and mental health providers regularly attend these meetings.

Other Services for Special Needs Populations

In addition to the above listed facilities for persons with specific special needs, Tables 30 and 31 list other services available through various public and private agencies.

Table 30
Other Available Specialized Services

AIDS Services	Physical Disabilities
AIDS Counseling & Assistance Program	Adult Protective Services
AIDS Hotline	Community Access Network
County AIDS Service	Direct Link for the Disabled
Veteran Services	In-Home Supportive Services
Vet Center	Independent Living Resource Center
Veteran's Social Work Service	Rehabilitation Institute
Food Distribution	Self-Help for Hard of Hearing
Pacific Pride	Solutions for Santa Barbara
Foodbank of Santa Barbara County	Alcohol/Drug Addictions Residential Care
Unity Shoppe	New House I, II, III
Health Services	Rescue Mission
Community Health Clinic	Casa Serena
County Health Care Services	Mental Health Residential Care
Legal Services	Phoenix of Santa Barbara
Legal Defense Center	Sanctuary Psychiatric Centers
Legal Aid Foundation	Mental Health Association in S.B.
Channel Counties Legal Services	WillBridge

Table 31
Other Available Specialized Services

Service Provider	Services Offered
Independent Living Resource Center of Santa Barbara	Provides services for persons with disabilities including: benefits and financial management counseling, peer support, personal assistant referral and management training, housing referral/modification information, advocacy and independent living skills training, and information on disability related services and issues. The Center also offers personal care, household care, companionship, errands and transportation. Communication assistance and sign language for the deaf and hearing impaired.
In-Home Support Services of Santa Barbara	Provides services to the elderly, blind and disabled persons who want to continue living in their own home. Social service staff performs home assessments and then authorize appropriate levels of in-home services. Examples of services provided are: general house cleaning, shopping, cooking, assistance with bathing, non-medical personal care and transportation to medical facilities.
PathPoint – SB (formerly Work Training Center)	Provides a comprehensive range of services for adults with disabilities and/or economic disadvantage. Services include supported employment, activity center and training for independent living.

Table 31
Other Available Specialized Services

Service Provider	Services Offered
Braille Institute of America	For the visually impaired offers counseling, consultation with magnification devices, a store of adaptive items, a library of talking books, classes in daily living skills, orientation and mobility, home management, computer training, leisure activities and creative arts. There is a youth program for children ages 6 to 18 and their families. Transportation to classes in Santa Barbara is available to local residents. A large mobile unit can bring limited services anywhere there is need. Vision loss support groups and discussion groups also offered. All programs and services are free of charge.
Domestic Violence Solutions	Provides confidential emergency shelter and ongoing support groups for battered women and their children. Provides follow-up case management for domestic violence victims. Operates a crisis hotline which is available 24-hours daily. Women's and children's support groups are available at no cost.
Pacific Pride Foundation	Provides services to persons with HIV/AIDS throughout Santa Barbara County. Services include case management, support groups, counseling and recovery services, tobacco cessation, education and prevention, professional trainings and public awareness.
Sarah House	Provides end-of-life 24-hour residential care to the dying poor and those with HIV/AIDS.
Casa Serena	Residential treatment program for women seeking recovery from alcoholism and/or alcohol and drugs.
Zona Seca, Inc.	Offers drug and alcohol counseling and education for substance abusers and their families.
New Beginnings Counseling Center	Offers individual, family, parenting, youth, couples and group counseling at affordable fees. Counselors are interns supervised by licensed professionals. A nine-month Life Skills Training Program is available that works with families on communication skills, conflict resolution, goal setting, assertiveness training, family violence issues, substance abuse and child abuse.
Alpha Resource Center	Offers a variety of services for adults age 22 and over with developmental disabilities. These include pre-vocational services which assist individuals in preparing for employment; services to allow individuals to manage many aspects of their daily lives including money, health, home skills, leisure skills and community skills; working space for individuals to express their creativity and explore different media and techniques; and support services in the areas of transportation, community resources, personal care, behavior management and respite services and resources.

Barriers to Affordable Housing

Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

There are a number of impediments to the development of affordable housing in the City of Santa Barbara (Table 32). The biggest factor in the City is the lack of available land. Being a built out city, there are no large tracts of vacant land to provide lower-income housing. Project costs must include demolition and the increased costs associated with building within an established neighborhood, which usually result in lower density, smaller building size, and restricted construction hours.

While the value of land is less today than a few years ago, construction costs are considerably higher. Banking regulations and practices have made it more difficult to obtain traditional financing. These have resulted in greater up front costs for housing developers as well as owner-builders. Affordable housing developers are struggling to

create new affordable developments because of the unwillingness of the seller to accept reasonably priced offers.

Additional discussion of the barriers to affordable housing, and the strategies to remove or ameliorate them is contained in the Strategic Plan section of this document.

Table 32
Barriers to Affordable Housing

Barrier	Description	Strategy
MARKET		
High Cost of Land	Land costs of \$100-200 per sq. foot due to desirability of area for upper income.	Program to buy down cost of land for single and multi-family project. RDA, tax-exempt, CDBG, linkage and in lieu fees.
High Market Price/Rents	Median price of single-family home is approximately \$800,000. Median rent is \$1,700 for 2-bedroom unit.	Moderate: Program to write down land cost for new construction results in overall lower housing units. Resale controls for subsidized units. Second mortgage program for units constructed with local subsidy. Mortgage revenue bonds when feasible. Low: Tax exempt and RDA subsidies for purchase of multi-family structures to lower rents. Rent subsidies through Section 8.
Low Vacancy in Low-cost Units	The lowest cost rental units have the most competition.	Rental: Buy market-rate projects for conversion to low income. New construction of low-income housing. Owner: New construction with subsidies/second mortgages.
PHYSICAL		
Limited Land Available	Geographic barriers and political boundaries limit land availability.	Infill projects where possible. Government surplus land conversion to housing. Preserve residential land. High density if appropriate.
Age of Housing Stock	Housing stock in older community in danger of being lost to marketplace.	Housing rehabilitation program.
INSTITUTIONAL		
High Construction Standards	Some standards, such as unit size, exceed minimum health and safety needs.	Consider lowering standards, such as has already been done for parking requirements for seniors and minimum unit size for supportive housing. Provide subsidies to compensate for added cost.
Zoning	Some residential areas zoned commercial. Present zoning already allows mixed use, high density for affordable.	Preserve residential areas through residential zoning. Use provisions facilitating affordable (see social/political).
Continuing Decline in Non-local Sources of Housing Funds.	Tax law changes, decline in Federal and State programs limit available assistance.	Continue attempt to expand sources of funds for housing through new and innovative programs. Support tax law changes.
SOCIAL/POLITICAL		
NIMBY/ Exclusivity	Vote in 1970's limited City population. Some neighborhood resistance to higher density.	Consider allowing higher densities in excess of City population limit for affordable housing.
Locational Factors	Older parts of town have highest accumulation of low income.	Continue policy of scattered site development of affordable housing.

STRATEGIC PLAN

The Strategic Plan contains identifiable benchmarks for measuring progress through the goals, objectives, and community development strategies to meet the City's housing needs and to provide services to the low-income, homeless, and special needs population within the City. The City will make every effort to provide adequate housing and healthy living environments for all social and economic segments of the community and will encourage choices in the type and location of housing throughout the community, while striving to maintain a high quality of life.

General Priority Needs Analysis and Strategies

1. *In this narrative, describe the reasons for setting priorities for allocating investment among different activities and needs, as identified in tables* prescribed by HUD. 92.215(a)(1)*

****If not using the CPMP Tool:** Complete and submit Table 1A Homeless and Special Needs Population; Table 1B Special Needs (Non-Homeless) Populations; Table 2A Priority Housing Needs/Investment Plan Table; and Table 2B Priority Community Development Needs.*

****If using the CPMP Tool:** Complete and submit the Needs Table file: Needs.xls*

2. *Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.*
3. *If applicable, identify the census tracts for Neighborhood Revitalization Strategy Areas and/or any local targeted areas.*
4. *Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).*
5. *If appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to Neighborhood Revitalization Strategy Areas and/or any local targeted areas.*
6. *Identify any obstacles to meeting underserved needs.*

The fundamental basis for assigning priorities for each category of needs is the severity of the need. The City recognizes that while every "unmet need" is a priority and a worthwhile cause, the City places the highest priority on services and supportive affordable housing for homeless or those on the brink of homelessness.

The geographic areas in which assistance will be provided and the City's basis for assigning priority needs is discussed in detail in the Community Profile and Housing and Homeless Needs Assessment sections of the Plan. The priorities correlate to the high ranking of the groups served as shown in Tables 1B, 2A, and 2B in Appendix C.

The geographic distribution of programs is indicated within each of the specific objectives. In general, the City has a policy to reduce geographic concentration of racial/ethnic minorities and low-income households. Because Santa Barbara is a small city that is essentially built-out, only "in-fill" projects may be constructed and any site made available anywhere in the City is evaluated. The projects and programs being

implemented in this Plan provide the greatest benefit to residents in low/mod-income census tracts.

Obstacles to Meeting Underserved Needs

A major obstacle to meeting underserved needs in the City is the high and sustained demand for public services, which is outstripping the City's ability to provide funding. The City is at its limit in terms of additional programming for public service activities; economies and efficiencies must be found within available funding and within the City's available organizational structure in order to maintain a level of support for the City's safety net programs.

The lack of funding will have a negative effect on the City's ability to meet growing service needs, particularly as the City's population grows older, the challenge of providing suitable housing and supportive services continues, and overall, individuals and families require an increasingly higher level of specialized services. Fewer households have health insurance due to higher unemployment and increasing costs. This will cause increasing demands not only on local hospitals and clinics but also for public agencies to provide such services, or to provide referrals to care providers.

A lack of awareness of existing social service programs keeps many individuals and families from receiving social services available to them. An increased awareness will improve accessibility of existing programs and subsidies that will lead low-income households to self-sufficiency.

An additional impediment for economic development is the lack of developable land within the City's boundaries. That, combined with the exorbitant cost of land and construction, continues to be a significant obstacle to inception of critically needed projects. Many thoughtful and productive economic development proposals, with substantial potential for economic revitalization and public benefit to residents in an area, are hindered by the high cost and unavailability of buildable sites.

Specific Objectives

Summarize priorities and specific objectives the jurisdiction intends to initiate and/or complete in accordance with the tables prescribed by HUD. Outcomes must be categorized as providing either new or improved availability/accessibility, affordability, or sustainability of decent housing, a suitable living environment, and economic opportunity.

Goals and objectives to be carried out during the five-year strategic plan period are indicated by placing a check in the boxes in the following table. A summary of specific objectives is also provided in Table 2C (Appendix C).

<input checked="" type="checkbox"/> Objective Category Decent Housing	<input checked="" type="checkbox"/> Objective Category: Suitable Living Environment	<input checked="" type="checkbox"/> Objective Category: Expanded Economic Opportunities
Which includes:	Which includes:	Which includes:
<input checked="" type="checkbox"/> assisting homeless persons obtain affordable housing	<input checked="" type="checkbox"/> improving the safety and livability of neighborhoods	<input type="checkbox"/> job creation and retention
<input checked="" type="checkbox"/> assisting persons at risk of becoming homeless	<input checked="" type="checkbox"/> eliminating blighting influences and the deterioration of property and facilities	<input checked="" type="checkbox"/> establishment, stabilization and expansion of small business (including micro-businesses)
<input checked="" type="checkbox"/> retaining the affordable housing stock	<input checked="" type="checkbox"/> increasing the access to quality public and private facilities	<input type="checkbox"/> the provision of public services concerned with employment
<input checked="" type="checkbox"/> increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input checked="" type="checkbox"/> reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/> the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input checked="" type="checkbox"/> increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/ADOS) to live in dignity and independence	<input type="checkbox"/> restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/> availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input type="checkbox"/> providing affordable housing that is accessible to job opportunities	<input type="checkbox"/> conserving energy resources and use of renewable energy sources	<input type="checkbox"/> access to capital and credit for development activities that promote the long-term economic social viability of the community

HOUSING

Priority Housing Needs

- 1. Describe the relationship between the allocation priorities and the extent of need given to each category specified in the Housing Needs Table (Table 2A or Needs.xls). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.*
- 2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category, particularly among extremely low-income, low-income, and moderate-income households.*
- 3. Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.*
- 4. Identify any obstacles to meeting underserved needs.*

The City's basis for assigning priority housing needs is discussed in detail in the Housing and Homeless Needs Assessment section of the Plan and correlates to the high ranking of the groups served as shown in Table 2A included in Appendix C.

Specific Objectives/Affordable Housing

- 1. Identify each specific housing objective by number (DH-1, DH-2, DH-2), proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period, or in other measurable terms as identified and defined by the jurisdiction.*
- 2. Complete and submit Table 1C Summary of Specific Objectives or, if using the CPMP Tool, the Summaries.xls file.*
- 3. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*
- 4. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units.*
- 5. If the jurisdiction intends to use HOME funds for tenant-based rental assistance, specify local market conditions that led to the choice of that option.*

To address the array of housing needs for extremely low-, very low- and low- and moderate-income households, the City continues to promote affordable housing opportunities for its special needs population. In 2004, the Building Code was amended to reduce the size requirement for single room occupancy (SRO) units to facilitate their construction. In addition, the City has established partnerships and working relationships with non-profit developers, such as the Mental Health Association of Santa Barbara, People's Self-Help Housing, and Habitat for Humanity to provide housing opportunities for extremely low-income households.

Two of the City's long-term strategic objectives are specific to the maintenance and development of affordable housing.

DH-1 - Availability/Accessibility of Decent Housing

Categories of Residents to be Assisted Citywide:

- Homeless
- Very Low-, Low- and Moderate-Income Homeowners
- Very Low-, Low-Income Renters
- Elderly/Frail Elderly
- Large Family/Overcrowded
- Persons with Disabilities/Persons with HIV/AIDS
- Female Heads of Household
- Small Families
- Minority-headed households

CDBG/HOME Entitlement/Repayment Funded Activities (See Table 1C)

DH-1.1 - The City's Housing Rehabilitation Loan Program (HRLP) will rehabilitate 25 substandard single-family units during the period of the strategic plan. Special efforts such as targeted advertising will be conducted to obtain a minority participation in the program that is higher than that recorded in the census. Concentration in targeted neighborhoods in census tracts 8.01, 8.02, 9, 10, 11.02, and 12.04, where large numbers of low-income, minority and persons with disabilities reside, will continue. Eliminating barriers in affordable housing to eliminate discrimination in housing is a part of the rehabilitation strategy. Health and safety hazards are the main priorities of the program. Evaluating the energy efficiency of housing for lower-income households and achieving lower overall housing costs by reducing energy costs is also part of the program. Lead-based paint abatement is a component of the program and every house selected for rehabilitation is tested. Elimination or encapsulation remedies are implemented if lead is detected. Program income generated by rehabilitation loan repayments will be reused by the HRLP.

DH-1.2 - During the five-year strategic plan period, the Fair Housing/Discrimination Program will respond to 40 inquiries, investigate reported cases of housing discrimination and educate the public on housing rights and responsibilities. This program helps eliminate barriers to housing and prevent homelessness, especially for minorities and small and large families who rent their housing. The Rental Housing Mediation Task Force will assist 7,460 clients and mediate issues for any person in a rental housing situation to prevent the possibility of displacement/homelessness. This program serves many low- and very low-income renter households, large families, and persons with disabilities.

Non-CDBG/HOME Funded Activities:

1. The City's Housing Authority will renovate approximately 150 existing Public Housing units owned by the Housing Authority and occupied by low-income persons, and will undertake numerous development improvements on several properties, such as roofing, window replacement, siding replacement and site infrastructure improvements. Additionally, the Housing Authority will initiate several management improvements and resident initiatives. Funds for these efforts will come from HUD's Capital Fund Program (CFP) for HUD-Assisted public housing and replacement reserves for its non-HUD public housing units. The Housing Authority assists

extremely low-, very low- and low-income renters comprised of families, elderly, and disabled households.

2. Legal Aid Foundation will provide legal services for 1,750 low-income households over the five-year period who need legal assistance in elder law, family law, public benefits and housing (uninhabitable conditions, eviction, unlawful detainer, etc.).

Table 33
Funding Programs and Resources Reasonably Expected to be Available
During the 2010-2014 Plan Period

Funding Source	Amount
CDBG Entitlement	\$1,300,000
City General Fund	\$100,000
County General Fund	\$125,000
City of Carpinteria	\$40,000
Capital Fund Program (CFP)	\$4,000,000
Total	\$5,565,000

DH-2 - Affordability of Decent Housing

Categories of Residents to be Assisted City-wide:

- Elderly/Frail Elderly
- Very Low-, Low-, and Moderate-Income Households
- Large Family
- Homeless
- Special Needs/Persons with Disabilities/AIDS diagnosed
- Female Heads of Households
- Renters
- Small Family
- Owners
- Minority Households

CDBG/HOME Entitlement/Repayment Funded Activities (See Table 1C)

DH-2.1 - The City's Housing Rehabilitation Loan Program (HRLP) will rehabilitate 100 substandard multi-unit homes during the period of the strategic plan. Special efforts such as targeted advertising will be conducted to obtain a minority participation in the program that is higher than that recorded in the census. Concentration in targeted neighborhoods in census tracts 8.01, 8.02, 9, 10, 11.02, and 12.04, where large numbers of low-income, minority and persons with disabilities reside, will continue. Eliminating barriers in affordable housing to eliminate discrimination in housing is a part of the rehabilitation strategy. Health and safety hazards are the main priorities of the program. Evaluating the energy efficiency of housing for lower-income households and achieving lower overall housing costs by reducing energy costs is also part of the program. Lead-based paint abatement is a component of the program and every house selected for rehab is tested. Elimination or encapsulation remedies are implemented if lead is detected. Program income generated by rehabilitation loan repayments will be reused by the HRLP.

DH-2.2 - HOME new affordable housing acquisition and rehabilitation program will acquire and rehabilitate 10 low-income rental and/or ownership housing units (See Table 2A).

DH-2.3 - HOME new affordable housing construction program will construct 16 low-income rental and homeowner housing units (See Table 2A). Construction is currently underway at Artisan Court, the City Housing Authority's development of 56 studio/efficiency units located in the downtown area, at 416-424 East Cota Street. The City of Santa Barbara is providing HOME funding and the City Redevelopment Agency is providing RDA funding. This funding assisted with the purchase of the land as well as construction of the new development. The other major funding sources for this development are the Low-Income Housing Tax Credit program and ARRA Loan Funds in the amount of \$11,767,777. The populations to be served are: 1) special-needs households (youth aging out of foster care and homeless/at risk of homelessness), and; 2) low-income downtown workers. The 56 studio units are 450 square feet each. Other project amenities will include free high-speed internet service to each unit, on-site supportive services, a community room, program office space and 40 on-site parking spaces. Construction completion and full occupancy is anticipated to occur by January 2011.

DH-2.4 - HOME Security Deposit Assistance program will provide security deposit assistance to assist 250 persons in securing permanent rental housing (See Table 2A).

DH-2.5 - HOME Tenant-Based Rental Assistance program will provide rental assistance to 150 homeless and special needs persons in order to secure permanent rental housing (See Table 2A).

Table 34
Proposed use of FY2010-2014 HOME Program funds

	Total HOME	Rental	Owner	Match Use
New Construction	1,750,000	1,000,000	750,000	700,000
Acquisition - Rehab	700,000	350,000	350,000	400,000
Tenant-Based Rental Assistance	1,000,000	1,000,000	--	--
Home Rehabilitation (Objectives DH-1 and DH- 2)	438,275	438,275	--	--
HOME Admin	432,030	--	--	--
TOTAL	\$4,320,305	\$2,788,275	\$1,100,000	\$1,100,000*

* The City has a substantial HOME match excess, so projects may or may not generate additional match income.

The \$1,750,000 will be used for acquisition and/or new construction of affordable housing. Over the next five years, there will be approximately six new home ownership units developed with approximately two of those being minority homeowners. The \$700,000 will be used for acquisition and rehabilitation of rental and/or homeowner units. The \$1,000,000 will be used for rental assistance to assist homeless persons and other special needs groups in securing permanent rental housing. The \$438,275 will be used to rehabilitate substandard multi-family units.

CHDOs and HOME

The City of Santa Barbara continues to work to identify Community Housing Development Organizations (CHDOs) eligible for the 15 percent required set-aside, and to provide technical assistance in the requirements and opportunities presented by the HOME Program. Several nonprofit organizations have been identified and utilized as CHDOs. The City will work with the organizations further when they identify specific projects for funding. The potential funding for CHDOs within the Plan period is identified in Table 35.

Table 35
Funding for CHDOs

Activity	Proposed Use of HOME Funds	Amount to CHDOs
Acquisition/New Construction	\$1,750,000	\$450,000
Acquisition - Rehabilitation	\$700,000	\$200,000

To date the City has assisted CHDOs by informing them of relevant HUD trainings, providing them written material explaining the requirements for Board membership and bylaws, and providing technical assistance on projects. The City continues to expand its list of potential CHDOs.

Tenant-Based Rental Assistance

The local market conditions that lead to use of HOME funds for tenant based rental assistance are outlined in the Housing Market Analysis of this Plan. (i.e. high rents, large number on Housing Authority waiting list for Section 8, low vacancy rates). In addition, as noted in the Housing and Homeless Needs Assessment section, extremely low- and very low-income persons have a severe cost burden because they pay over 50% of their income for rent and they need financial assistance in order to keep their housing. Likewise, the Housing and Homeless Needs Assessment section indicates that homeless persons and special needs groups need rental assistance to help them get into housing.

Affordable Housing Policies & Procedures

The City revised its Affordable Housing Policies and Procedures in January 2010, which assure that HOME funds will not be invested in an amount greater than that necessary to provide affordable housing. It also defines the affordability requirements to ensure continued affordability that, at a minimum, meets the period of affordability for the HOME program. The City imposes affordability requirements for at least 90 years for both ownership and rental projects. To assure the continued affordability for this entire time, the City requires that a document be recorded to restrict the maximum rental or resale prices of the controlled units. These standards comply with HUD's resale requirements.

Minority Outreach Program

The City has updated its Minority Outreach Program to correspond with the HOME regulations. Specific actions to be taken will comply with 24 CFR Section 85.36(e). The City will:

1. Place qualified minority businesses and women's business enterprises on solicitation lists;
2. Assure that minority businesses and women's business enterprises are solicited whenever they are potential sources;

3. Divide total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by minority businesses and women's enterprises;
4. Establish delivery schedules, when feasible, which encourage participation by minority businesses and women's business enterprises;
5. Use the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce, and;
6. Require prime contractors, if subcontracts are to be let, to take the affirmative actions specified herein.

Affirmative Marketing Requirements

The City has implemented an Affirmative Marketing Requirements for projects containing five or more HOME-assisted units. This program is overseen by the Housing Programs Supervisor and includes advertising, on-site staff training, recordkeeping and application and selection process.

Types of Investments

The City invests HOME funds consistent with 24 CFR 92.205(b). The majority of investments consist of deferred payment loans or grants.

Non-CDBG/HOME Funded Activities

1. The City's Housing Authority will provide 9,775 Section 8 Housing Choice Vouchers to very low-income persons/families who are City residents as well as 300 units of assistance under the Shelter Plus Care Program.

Additionally, the Housing Authority purchased a 47,485 square-foot property at 512 Bath Street in downtown Santa Barbara for future below-market development largely serving special needs populations with wrap-around services. The acquisition of this development was made possible by a prior-year low-interest deferred loan from the City Redevelopment Agency in the amount of \$4,800,000. The development plan for this property includes 53 studio apartments and one two-bedroom manager's apartment. The populations to be served at this development will include a mix of low-income downtown workers and low-income special needs populations including those that are homeless or formerly homeless. The Housing Authority anticipates receiving development entitlements in August 2010 and submitting a Low-Income Housing Tax Credit application to provide for the majority source of funds for construction. If the successful in obtaining the tax credits, the Housing Authority anticipates starting construction in March 2011.

Table 36
Funding Programs and Resources Reasonably Expected to be Available
During the 2010-2014 Plan Period

Funding Source	Amount
CDBG Entitlement	\$265,000
HOME Program	\$4,320,305
Home Rehabilitation Loan Repayment/Program Income	\$1,250,000
Local Funds (Redevelopment)	\$20,000,000
Low-Income Housing Tax Credits	\$50,000,000
Rental Vouchers	\$95,000,000
Total	\$170,835,305

Public Housing Strategy

1. *Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list).*
2. *Describe the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing.*
3. *Describe the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.*
4. *Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))*
5. *If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))*

Management and Operation of Public Housing

The Housing Authority of the City of Santa Barbara is a local public agency that provides safe, decent, and quality affordable housing and supportive services to eligible persons with limited incomes, through a variety of federal, state, local and private resources. The Housing Authority Commissioners are appointed by the City Council.

The Housing Authority continues to operate a Resident Services Department which works with Housing Authority tenants to address their needs with respect to self-sufficiency, coordination of job training, educational efforts, youth activities, and home ownership counseling. Improved management and operation by the Housing Authority has begun and will continue as new ideas are developed into work plans. The Resident Services department seeks federal, state and local grant funding annually in order to facilitate the delivery of these services and activities. Additionally, a new affiliate non-profit, 2nd Story Associates, has been formed to seek additional funding opportunities for resident services programs.

The Housing Authority has developed its new Five-Year Action Plan for the period of 2009-2014. This Plan examines the community's affordable housing needs and charts the Authority's course to help address these needs by establishing measurable goals and objectives for improving operations and furthering its mission to provide affordable housing. In addition, HUD has a management tool known as the Public Housing Assessment System (PHAS). This is a rating system that targets program delivery, management operations in general and the physical condition of public housing units. One component of this system is a random survey sent by HUD to a statistically valid sample of residents. This survey asks the tenants to rate the agency on several factors that include the physical maintenance of the units and developments, general security, customer satisfaction as to timeliness of work orders and resident involvement. Using the results of the survey, The Housing Authority is able to target specific areas that need attention.

Living Environment of Public Housing Residents

The Santa Barbara City Housing Authority has received national recognition for the excellent quality of its public housing stock.

The Housing Authority continues to upgrade the aesthetics and redesign the landscaping at many of the Housing Authority units/projects. New drought tolerant plants and shrubs continue to improve the living environment. Related management improvements are also being implemented. The Housing Authority also makes extensive use of its Resident Council. Resident empowerment is high on the list of the Housing Authority objectives, and is being realized through educational and programs, youth conferences, summer art programs for children, gardening projects and other youth activities.

Public Housing Resident Initiatives

In general, the Housing Authority has empowered a Resident Council/Resident Advisory Board to serve as a focal point of information and feedback to the Housing Management and Property Development Departments. Periodic resident surveys are coordinated by the Resident Council to solicit valuable input from those who might not otherwise voice their opinions. The role of the Resident Council is invaluable as it affects current and future program/grant evaluation and development.

The Housing Authority is also operating a Family Self-Sufficiency Program (FSS). The Housing Authority currently has 144 participants in the FSS program and continues marketing efforts to increase FSS participation to 175 households during the next year. This program is designed to allow Section 8 participants and public housing tenants to move up and out of assisted housing. Of particular note is the fact that a high number of the Housing Authority's current FSS participants have set up their own businesses and pursued higher education and enhanced employment opportunities. To date, 180 residents have graduated from the Family Self-Sufficiency program and 39 now own their own homes and another 52 are off all forms of housing assistance. In addition, 53 families own their own businesses.

The Housing Authority also has two tenant participants on the Housing Authority Commission/Board of Directors. The Housing Authority also will continue to coordinate a resident council for the tenants. The Housing Authority is also represented on the City's Community Development and Human Services Committee, which oversees the CDBG funding process and recommends funding allocations to the City Council.

HOMELESS

Priority Homeless Needs

- 1. Describe the jurisdiction's choice of priority needs and allocation priorities, based on reliable data meeting HUD standards and reflecting the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals.*

2. *Provide an analysis of how the needs of each category of residents (listed in question #1) provided the basis for determining the relative priority of each priority homeless need category.*
3. *Provide a brief narrative addressing gaps in services and housing for the sheltered and unsheltered chronic homeless. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.*

The City's basis for assigning priorities is discussed in detail in the Housing and Homeless Needs Assessment section of the Plan and correlates to the high ranking of the groups served as shown in Table 1A included in Appendix C. The City recognizes that while every "unmet need" is a priority and a worthwhile cause, the City places the highest priority on supportive services and housing for the chronically homeless.

Homeless Strategy

Homelessness

1. *Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living.*
2. *Describe the jurisdiction's strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.*

Chronic Homelessness

3. *Describe the jurisdiction's strategy for eliminating chronic homelessness. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented in Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness.*
4. *Describe the efforts to increase coordination between housing providers, health, and service agencies in addressing the needs of persons that are chronically homeless. (91.215(l))*

Homelessness Prevention

5. *Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.*

Institutional Structure

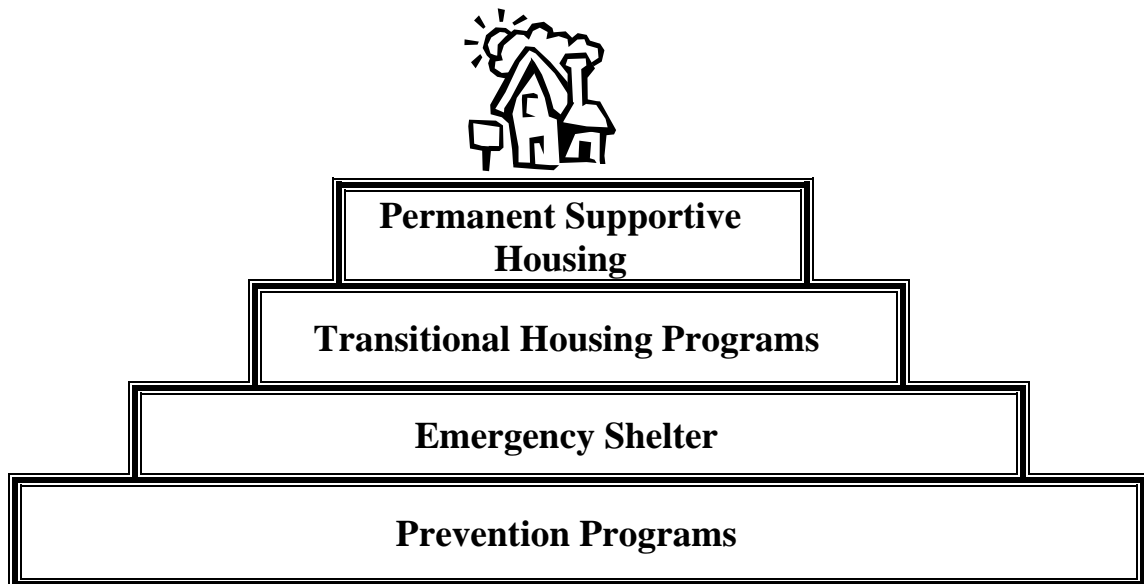
6. *Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.*

Discharge Coordination Policy

7. Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

Homelessness

The City's goal is to have a seamless continuum of care for the homeless. The City is implementing a multi-pronged effort to provide adequate housing and social services to this very vulnerable segment of our community. The City will take the following actions during the five-year Plan period: 1) prevent low income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless; 2) address emergency shelter and transitional housing needs of homeless individuals and homeless families; 3) help homeless persons make the transition to permanent housing, and; 4) support organizations that provide permanent supportive housing. Outreach and assessment is conducted by each individual program.



1. The City helps **prevent low-income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless** through programs listed in objectives DH-1, DH-2 and SL-1. Programs, such as the Housing Rehabilitation Loan Program, the Rental Housing Mediation Task Force, Fair Housing Enforcement Program, Legal Aid, Transition House, People's Self-Help Housing, and Catholic Charities all have substantial programs to assist in homeless prevention. Catholic Charities provides small financial grants to help families meet financial obligations in an effort to prevent homelessness. Transition House developed a homelessness prevention program to assist very low-income

households increase their earning potential and improve their household finance management. People's Self-Help Housing provides social services to low-income residents of their housing programs to help prevent them from becoming homeless. The Housing Rehabilitation Loan Program rehabilitates substandard single-family homes and multi-family buildings to prevent homelessness. The Rental Housing Mediation Task Force (RHMTF) assists and/or mediates any problem for any person in a rental housing situation to prevent the possibility of displacement/homelessness. Fair Housing Enforcement Program investigates reported cases of housing discrimination and educates the public on housing rights and responsibilities. Legal Aid provides legal services regarding uninhabitable residences, evictions, and unlawful detainers. In addition, the City of Santa Barbara is the lead agency in a three year Homeless Prevention and Rapid Re-Housing collaborative which includes Transition House, Catholic Charities, Legal Aid Foundation and RHMTF for prevention assistance and Casa Esperanza for rapid re-housing.

2. The City has and will continue to address **emergency shelter and transitional housing needs** of homeless and homeless families through support of homeless programs such as: foul weather emergency homeless shelter for emergency shelter during the harsh winter months; Casa Esperanza for emergency beds, temporary and transitional, and social services; Transition House for emergency shelter - temporary and transitional, meals, childcare and job assistance; Domestic Violence Solutions for temporary shelter, supportive services and transitional assistance for homeless battered women; AIDS Housing, Santa Barbara (Sarah House) for full supportive services in a complete care residential home for special needs persons with AIDS and terminal illnesses; Noah's Anchorage Youth Shelter for temporary housing and crisis intervention services for homeless, runaway or disenfranchised youth, and; WillBridge for temporary shelter as an alternative to incarceration for those with mentally illness. The Rescue Mission also provides emergency shelter ten days per month per individual.

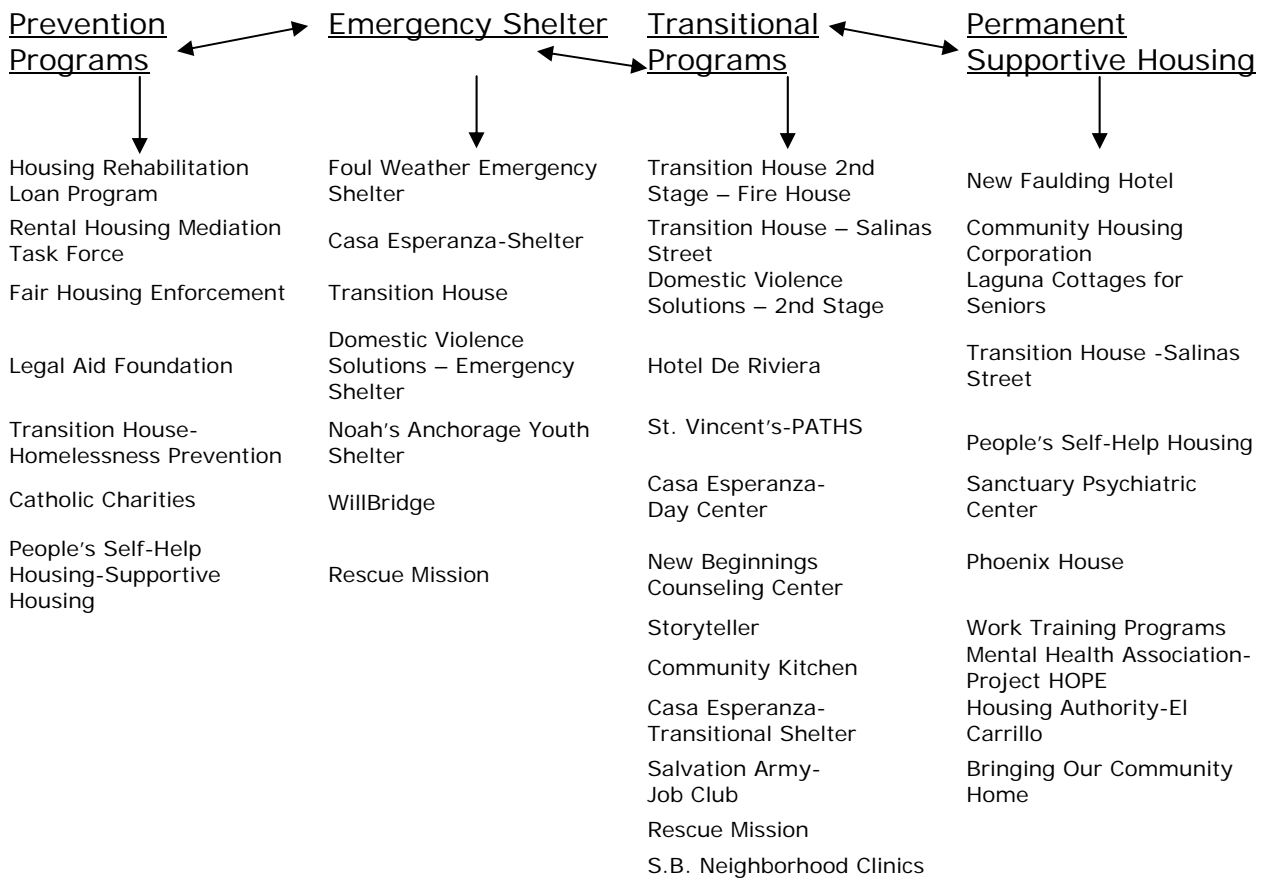
3. The City **helps homeless persons make a transition to permanent housing** through supportive programs. The primary objective is the operation of a 60-bed transitional homeless facility operated by Transition House. The facility offers a full range of homeless transitional services (housing, jobs, medical, child daycare). People who graduate from this program go to the "Fire House" where they continue learning life skills, such as budgeting, and saving for first month's rent and security deposits for permanent housing. Transition House also has an eight-unit apartment building that will be expanded with an additional eight units to be used as the next transitional step for their clients who graduate from the Fire House Second Stage program to permanent housing. The City is also supporting the Domestic Violence Solutions Second Stage Program that provides transitional housing for battered women and their children for up to 18 months, the Hotel de Riviera that houses dual-diagnosed homeless persons and transitions them into permanent housing, and St. Vincent's PATHS program that provides transitional housing and supportive services for women with children to help them move from welfare to work and self-sufficiency. Supportive programs including Casa Esperanza Day Center for basic human services and supportive services, New Beginnings Counseling Center for case management, Storyteller for childcare, the Community Kitchen for meals and S.B. Neighborhood Clinics for dental care for the homeless are partially funded by the City of Santa Barbara. Other programs in the community that help people transition into permanent housing include the Casa Esperanza Transitional Shelter Program, Salvation Army Job Club Program and the Rescue Mission. The Housing Authority of the City of Santa Barbara also provides permanent housing for those transitioning

from homelessness. In an effort to meet the need for transitioning homeless persons to permanent housing, this City supports applications for McKinney Supportive Housing Grant funds. **Non-homeless persons with special needs categories are also identified in objectives DH-1, DH-2, SL-1, and SL-3.** Groups identified include the elderly, persons with HIV/AIDS, victims of domestic violence, disabled (physical, mental, developmentally), and persons with an alcohol or drug addiction.

4. The City supports organizations that provide **permanent supportive housing** including the New Faulding Hotel for individuals and other programs through the Housing Rehabilitation Loan Program (identified in objectives DH-1 and DH-2) and the Affordable Housing Program (identified in objectives DH-2 and SL-1). Assisted entities include the Community Housing Corporation for individuals, Laguna Cottages for Seniors, Transition House for families, People's Self-Help Housing Corporation for families, Sanctuary Psychiatric Center for dual-diagnosed substance abuse and mentally ill, Phoenix House for severely mentally ill, the Mental Health Association for mentally ill individuals, Work Training Programs for persons with disabilities, and the Housing Authority for homeless individuals (including chronic homeless).

These programs, as well as others listed in the Plan and Figure 2 below, create our seamless continuum of care for the homeless population in Santa Barbara.

**Figure 2
City of Santa Barbara
Homeless Continuum of Care**



Chronic Homelessness

The City has worked closely with the County of Santa Barbara, three other cities in the County and many community members to support our Ten-Year Plan to End Chronic Homelessness, called *Bringing Our Community Home*. The organization has been operational since late 2007 and has a 30-member Governing Board, made up of government and non-profit service providers, business leaders, members of the faith-based community, homeless representatives and elected officials. Its fiscal umbrella is Casa Esperanza Homeless Shelter.

The primary goal of the Ten-Year Plan is to focus on getting chronically homeless persons into permanent supportive housing, which consists of comprehensive, integrated, individualized case management to help them achieve residential stability, increase their skill levels and/or incomes, and obtain greater self-determination (i.e., more influence over decisions that affect their lives).

To meet the needs of the chronically homeless, Santa Barbara will continue to support and expand direct access to housing and "housing first" programs that are successful in getting the homeless off the streets and out of shelters. El Carrillo, a 61-unit project completed by the Housing Authority in 2006, received Redevelopment Agency funds to purchase the property. El Carrillo filled its rooms from homeless and transitional

shelters. A network of community agencies is brought together on-site to provide additional vocational, health, financial counseling, drug and alcohol rehabilitation, and social and recreational support services.

The Housing Authority just broke ground on a similar project with 56 units on the east side of downtown (416-424 E. Cota Street), with assistance provided by City HOME and Redevelopment Agency funds. In addition, two proposed supportive housing projects are in the pipeline and will provide an additional 62 units (see Table 37).

Santa Barbara will continue to pull together and seek additional resources to build permanent supportive housing units, expand the number of permanent housing subsidies, maintain a balanced approach to housing chronically homeless singles and families for continued reductions in these areas, and focus on ending homelessness rather than managing it.

Table 37
Proposed Housing Projects for Homeless

Project Applicant	Facility Type	Number of Units
Transition House/Housing Authority (Mom's Property)	Permanent Supportive Housing	8 new units for the chronic homeless families
Housing Authority (Artisan Court) 416-424 E. Cota Street	Permanent Supportive Housing	56 new units (1/3-1/2 for the chronic homeless or youth aging out of foster care)
Housing Authority (Bradley Property)	Permanent Supportive Housing	54 new units (1/3-1/2 for the chronic homeless)
Total Proposed Units		118 units (44-63 for the chronic homeless)

Source: City of Santa Barbara, 2010

Homelessness Prevention

The City helps prevent low-income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless through programs listed in objectives DH-1, DH-2 and SL-1. Programs, such as the Housing Rehabilitation Loan Program, the Rental Housing Mediation Task Force, Fair Housing Enforcement Program, Legal Aid, Transition House, People's Self-Help Housing and Catholic Charities all have substantial programs to assist in homeless prevention and receive financial support from the City. See objectives DH-1, DH-2 and SL-1 for descriptions and amounts.

Institutional Structure

Although the City's Housing and Redevelopment Division is the official lead agency of the Consolidated Plan, many other agencies from the private, non-profit, and public sectors participate in the provision of services necessary to prevent homelessness.

The Community Development and Human Services Committee plays a vital role in determining the priority of projects that receive funding to implement the Continuum of Care. The Committee makes CDBG funding recommends to City Council based on HUD's priorities for addressing homelessness and information provided to the Committee regarding local needs and gaps in homeless services.

The *South Coast Homeless Advisory Committee* meets monthly and is composed of a County Supervisor, Councilmembers of the cities of Santa Barbara, Goleta, and Carpinteria, local homeless shelter providers, low-income housing providers, social service providers, homeless advocates and homeless representatives. These meetings are valuable to the Continuum of Care planning process since they facilitate the sharing and exchange of information in order to solve problems and create opportunities for homeless people specifically to localities. While there are local issues on the meeting agendas, there is the potential to share information County-wide through these meetings since some members also attend the *Santa Maria City/County Homeless Coalition* and the *Lompoc City/County Homeless Coalition*.

Other public agencies that have a significant role in the CoC's homeless service delivery system are multiple County departments and the Santa Barbara City and County Housing Authorities.

Santa Barbara County

The County's primary role as a service delivery organization to the homeless is carried out through the Departments of Social Services, Public Health and Alcohol, Drug and Mental Health Services. Each of these departments employ staff who work directly with people who are homeless providing case management, health care, mental health counseling, outreach services, as well as emergency response to issues associated with homelessness as they arise. The County Department of Housing and Community Development also has a significant role as it administers the local Continuum of Care as well as multiple federal funding sources which assist many of the non-profit organizations also providing direct and vital homeless services.

Housing Authority

The Housing Authorities of the City and County Santa Barbara administer rental assistance programs such as Section 8, Shelter Plus Care, and the Veterans Affairs Supportive Housing programs. These programs assist homeless people with rent subsidies as they transition out of homelessness and into permanent housing. The Housing Authorities also utilize federal, state and local funds to develop desperately needed permanent affordable rental housing for people coming out of shelters or other homeless living situations.

Private Industry

Representatives of private industry most commonly contribute to the Continuum of Care planning process through participation in the Ten-Year Plan to End Chronic Homelessness, or at local community meetings focusing on homelessness in specific areas of the County. For example, the Ten-Year Plan Governing Board has a position for a private industry representative, which is currently filled by the Vice President of a local bank. The Santa Barbara Downtown Organization also participates in community forums addressing homelessness.

Non-profit Organizations

There are an extensive number of non-profit developers and other non-profit service providers that operate within the City of Santa Barbara and provide services, shelter and housing to the homeless. These organizations, with assistance from the City and other funding sources, provide much-needed public services and shelter, transitional and permanent housing to formerly homeless and at-risk families and individuals.

Discharge Coordination Policy

Discharge Coordination is an integral part of *Santa Barbara County's Ten-Year Plan to End Chronic Homelessness*. Bringing our Community Home secured City and County funds in 2009 to hire a discharge planner. The jail discharge planner coordinates with street outreach teams, City Police, County Sheriffs, and CHP officers to ensure that all arrested homeless persons are contacted while in jail and introduced to the program. The planner works with each homeless inmate, their case worker (if they have one), jail medical and mental health staff, and potential housing destinations, including shelters, treatment programs, sober living homes, transitional housing programs and permanent housing sites, to determine appropriate services and placement after being discharged from jail.

Specific Objectives/Homeless

Identify specific objectives that the jurisdiction intends to initiate and/or complete in accordance with the tables prescribed by HUD, and how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan. For each specific objective, identify proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period (one, two, three or more years) or in other measurable terms as defined by the jurisdiction.

One of the City's long-term strategic objectives is specific to preventing and ending homelessness.

SL-1 – Availability/Accessibility of Suitable Living Environments

Categories of Residents to be Assisted City-wide:

- Homeless
- Homeless with Children
- Low-Income
- Elderly/Frail Elderly
- Disabled (mental, physical, developmental, dually diagnosed)
- Persons Diagnosed with HIV/AIDS and their Family
- Persons Threatened with Homelessness

CDBG/HOME Entitlement/Repayment Funded Activities (See Table 1C)

SL-1.1 - Casa Esperanza will operate a homeless day center, a 70-bed transitional shelter and 30-bed emergency shelter. The Center will provide services and outreach for approximately 8,000 homeless persons over the five-year period to help them reach their potential and attain permanent housing.

SL-1.2 - Catholic Charities will assist 10,000 homeless and at-risk for homelessness by providing financial assistance, supportive social services (budget counseling, food, etc.) and case management to move them towards self-sufficiency. Many clients are minority households with large families.

SL-1.3 - Noah's Anchorage Youth Shelter will provide temporary housing and crisis intervention services to 1,000 homeless, runaway or disenfranchised youth.

SL-1.4 - Domestic Violence Solutions for S.B. County –Emergency Shelter will serve approximately 750 battered female heads-of-households and their children. Temporary shelter, supportive services and transitional assistance will be provided.

SL-1.5 - Transition House Comprehensive Services will provide 1,800 homeless families and persons with emergency shelter, transitional housing, meals, childcare, money-management assistance and job assistance at their three-stage housing program.

Prevention Activities:

1. The Housing Rehabilitation Loan Program - Homeless Prevention (Identified in objective DH-1 and DH-2).
2. The Rental Housing Mediation Task Force (RHMTF) will serve a total of approximately 7,460 persons at risk of becoming homeless. The RHMTF will provide information and mediation services to anyone in a rental-housing situation (Identified in objective DH-1).
3. The City's Fair Housing/Discrimination Program will respond to approximately 40 inquiries and investigate reported cases of discrimination. Outreach to very low-income persons, who meet federal preference, will be conducted (Identified in objective DH-1).

Non-CDBG/HOME Funded Activities

Prevention Activities:

1. Legal Aid Foundation will provide legal representation to 1,750 low-income clients living in the City including homeless prevention services (Identified in objective DH-1).
2. Transition House - Homelessness Prevention will provide computer education, GED and ESL services to 2,250 very low-income persons at-risk of homelessness.
3. People's Self-Help Housing – Supportive Housing Program will provide social services to 350 low-income residents of their housing programs (families with children and formerly homeless individuals) to help prevent failure in permanent tenancy.

Emergency Shelter:

4. Santa Barbara Foul Weather Homeless Project will serve approximately 200 persons per night from December 1 to March 31 each year. Cots, hot meals and social services will be provided.
5. AIDS Housing Santa Barbara (Sarah House) will provide facilities for special needs low-income persons diagnosed with AIDS or other life-threatening conditions. Full supportive services will be provided in a complete care residential home serving a total of 350 people.
6. WillBridge will provide a safe haven as an alternative to incarceration for a total of 130 chronically homeless, mentally ill adults.

Transitional Housing:

7. Domestic Violence Solutions for S.B. County – Second Stage will provide long-term (18 month) transitional housing for 275 battered women and their children.
8. Hotel de Riviera will provide safe transitional housing with supportive services for 275 dually diagnosed homeless individuals.

9. St. Vincent's – PATHS will provide transitional housing and services for 550 women and children to allow them to gain independence from welfare.
10. New Beginning Counseling Center will provide case management services for 4,250 homeless persons at Casa Esperanza, New Faulding Hotel, Hotel de Riviera, WillBridge and Salvation Army, and the RV Safe Parking Project.
11. Casa Serena will provide treatment to 450 low-income women struggling with diseases of alcoholism and drug addiction at one of Casa Serena's three recovery homes.

Permanent Supportive Housing:

12. New Faulding Hotel will provide social service case management to prevent failure in permanent tenancy for its 78 marginalized residents each year.
13. Housing Authority - HOME Assistance/Section 8 set asides (Identified in objective DH-2).

Other Supportive Activities:

14. Storyteller Children's Center will provide free childcare for 500 children age 18 months to six years for homeless or at-risk families so the parents may work, get an education and save money to get the family into housing.
15. Community Kitchen will provide daily hot meals for 9,875 low-income, mostly homeless, persons.
16. Santa Barbara Neighborhood Clinics – Dental Care for the Homeless will provide no-cost dental care to 750 homeless individuals during the five-year Plan period.
17. Bringing Our Community Home, which implements the *Ten-Year Plan to End Chronic Homelessness*, will continue to have a discharge planner to work with homeless persons released from jail and will also work with street outreach workers to maximize existing resources.
18. Council on Alcoholism and Drug Abuse – Project Recovery Detox Center will provide a residential detox program to 1,375 homeless and unemployed individuals.

Table 38
Funding Programs and Resources Reasonably Expected to be Available
During the 2010-2014 Plan Period

Funding Source	Amount
CDBG Entitlement	\$872,000
City General Fund	\$1,395,000
County General Fund	\$750,000
HUD Continuum of Care	\$2,250,000
Total	\$5,267,000
Note: Funds listed in Objectives DH-1 and DH-2 are not included in these figures	

NON-HOMELESS SPECIAL NEEDS

Priority Non-Homeless Needs

- 1. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.*
- 2. Describe the basis for assigning the priority given to each category of priority needs.*
- 3. Identify any obstacles to meeting underserved needs.*
- 4. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.*
- 5. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.*

The City's basis for assigning priority non-homeless special needs is discussed in detail in the Non-Homeless Special Needs section of the Plan and correlates to the high ranking of the groups served as shown in Tables 1A and 1B included in Appendix C.

Specific Special Needs Objectives

- 1. Identify each specific objective developed to address a priority need by number and contain proposed accomplishments and outcomes the jurisdiction expects to achieve in quantitative terms through related activities over a specified time period (i.e. one, two, three or more years), or in other measurable terms as identified and defined by the jurisdiction.*
- 2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

Non-homeless Special Needs are discussed in more detail as part of the City's strategic objective specific to preventing and ending homelessness (see Homeless section above). Special needs groups identified include the elderly, persons with HIV/AIDS, victims of domestic violence, disabled (physical, mental, developmentally), frail elderly, and persons with an alcohol or drug addiction (also see Table 1C). Specific activities related to non-homeless special needs are repeated below; the resources reasonably expected to be available to address non-homeless special needs are included in Table 38, above.

SL-1 – Availability/Accessibility of Suitable Living Environments

Categories of Residents to be Assisted City-wide:

- Low-Income
- Elderly/Frail Elderly

- Disabled (mental, physical, developmental, dually diagnosed)
- Persons Diagnosed with HIV/AIDS and their Family
- Victims of Domestic Violence
- Persons with an alcohol or drug addiction

CDBG/HOME Entitlement/Repayment Funded Activities (See Table 1C)

SL-1.4 - Domestic Violence Solutions for S.B. County –Emergency Shelter will serve approximately 750 battered female heads-of-households and their children. Temporary shelter, supportive services and transitional assistance will be provided.

The Rental Housing Mediation Task Force (RHMTF) will serve a total of approximately 7,460 persons at risk of becoming homeless. The RHMTF will provide information and mediation services to anyone in a rental-housing situation (Identified in objective DH-1).

The City's Fair Housing/Discrimination Program will respond to approximately 40 inquiries and investigate reported cases of discrimination. Outreach to very low-income persons, who meet federal preference, will be conducted (Identified in objective DH-1).

Non-CDBG/HOME Funded Activities:

1. Legal Aid Foundation will provide legal representation to 1,750 low-income clients living in the City including homeless prevention services (Identified in objective DH-1).
2. AIDS Housing Santa Barbara (Sarah House) will provide facilities for special needs low-income persons diagnosed with AIDS or other life-threatening conditions. Full supportive services will be provided in a complete care residential home serving a total of 350 people.
3. WillBridge will provide a safe haven as an alternative to incarceration for a total of 130 chronically homeless, mentally ill adults.
4. Domestic Violence Solutions for S.B. County – Second Stage will provide long-term (18 month) transitional housing for 275 battered women and their children.
5. Hotel de Riviera will provide safe transitional housing with supportive services for 275 dually diagnosed homeless individuals.
6. Casa Serena will provide treatment to 450 low-income women struggling with diseases of alcoholism and drug addiction at one of Casa Serena's three recovery homes.
7. Housing Authority - HOME Assistance/Section 8 set asides (Identified in objective DH-2).
8. Council on Alcoholism and Drug Abuse – Project Recovery Detox Center will provide a residential detox program to 1,375 homeless and unemployed individuals.

COMMUNITY DEVELOPMENT

Priority Community Development Needs

1. *Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table* – i.e., public facilities, public improvements, public services and economic development.*
2. *Describe the basis for assigning the priority given to each category of priority needs provided on Table 2B or the Community Development Table in the CPMP Tool's Needs.xls worksheet.*
3. *Identify any obstacles to meeting underserved needs.*

Community development needs include a wide variety of high priority neighborhood improvements such as public infrastructure and community facilities, child care centers and youth activity centers, improvements to parks and public spaces, street lighting, tree planting, improved pedestrian access, human services to support physical development activities, and economic development. Community development needs will continue to be identified based on consultation with staff and neighborhood advisory committees, and review of existing documents, General Plan, and Redevelopment Plan for projects that may assist low- and moderate-income areas or households (see Table 2B in Appendix C).

Providing community services is an essential part of the City's Community Development strategy. Funds will continue to be used for programs addressing community services, such as transportation services, victims of domestic violence programs, children's services, health services, senior programs, housing counseling, disabled services, and crime awareness services.

One area of increased scrutiny in the City is developing programs for youth in conjunction with gang abatement activities. It is expected that there will be increased interest in funding such programs during the five-year Plan period.

Specific Community Development Objectives

Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

One of the City's long-term strategic objectives is specific to community development and one is specific to economic development.

SL-3 - Sustainability of Suitable Living Environments

Categories of Resident to be Assisted in Low/Mod Census Tracts:

- Homeless
- Female Heads of Households

- Renters
- Elderly
- Very Low-, Low-, and Moderate-Income Households
- Small Family
- Large Family
- Special Needs/Persons with Disabilities (mental, physical, developmental)
- Minority Households

CDBG/HOME Entitlement/Repayment Funded Activities (see Table 2C)

SL-3.1 – The City of Santa Barbara Target Area Neighborhood Improvement Program installs sidewalks, access ramps, and pedestrian lighting in low- and moderate-income neighborhoods in the City's East and West sides to provide neighborhood residents with improved accessibility. The Program also focuses its efforts on renovating park structures, such as restrooms, rehabilitating and improving community centers, and providing safety fencing around public parks and railroad corridors.

Several neighborhood community centers, youth activity centers, homeless shelters, and clinics utilize CDBG funds to improve their facilities to better serve residents in low- and moderate-income neighborhoods.

Table 39
Funding Programs and Resources Reasonably Expected to be Available
During the 2010-2014 Plan Period

Funding Source	Amount
CDBG Entitlement	\$1,795,000
CDBG Reprogrammed Funds	\$380,000
Total	\$2,175,000

EO-2 - Affordability of Economic Opportunity

A highly critical factor in the current economic climate is maintaining the amount of sales tax dollars coming into the City, so that the level of services can be maintained for those in need. For this reason, the City is considering ways to attract and maintain higher-paying technical and professional jobs, and considering business retention and expansion activities in the Redevelopment Area.

This is an especially serious time for those families affected by job loss or medical emergencies who may not be able to bear the cost of housing in addition to their reduced income or additional expenses. For that reason, the City will make every effort to maintain the economic climate to preserve the City's position as the primary shopping center for the South Coast. Repairs and enhancements of the Downtown neighborhood must be maintained, but ways must be explored to do more with less. Additional items, such as graffiti abatement, must be kept in the budget because of the potential domino effect it can have and the aura of blight that it creates.

It is also the City's goal to provide a variety of economic development activities that create and retain jobs for low- and moderate-income households. Micro-enterprise assistance, job training services, and technical assistance are some areas that may warrant consideration for funding during the Consolidated Plan period.

Categories of Resident to be Assisted City-wide:

- Very Low- and Low-Income Households
- Small Family
- Large Family
- Special Needs/Persons with Disabilities
- Renters
- Female Heads of Households
- Minority Households

CDBG/ HOME Entitlement/Repayment Funded Activities (see Table 2C)

EO-2.1 - The Community Development Loan Fund will be operated by Women's Economic Ventures to provide micro-enterprise assistance including training, capital and technical assistance for 1,000 low to moderate-income persons. Approximately 15 small business loans will be made over the five-year Plan period to persons who do not qualify for conventional bank loans. CDBG finds will support the program operation. CDBG funds previously served as seed money to help establish the \$300,000 fund.

Table 40
Funding Programs and Resources Reasonably Expected to be Available
During the 2010-2014 Plan Period

Funding Source	Amount
CDBG Entitlement	\$125,000
Private Banks	\$2,375,000
Total	\$2,500,000

Barriers to Affordable Housing

Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

Barriers to affordable housing in Santa Barbara include government regulations, physical barriers, and market factors, identified in Table 32. These barriers are present when the incentive to develop affordable housing does not exist due to excessive costs. Some of these costs are motivated by economic conditions; others are the result of various political actions. This section will assess the effect of a variety of barriers on the production of affordable housing.

Market Barriers

High Cost of Land (Housing)

The high cost of land and housing was documented previously in the Plan. To help with this, **the City will continue to operate programs that provide financial assistance to buy down the cost of land.** The program will assist both single and multi-family projects. Funds from the City Redevelopment Agency, HOME and Community Development Block Grant will be used.

High Market Price for Homes and Rentals

Both low and moderate-income persons/families will be assisted through the use of Redevelopment Agency subsidies. Low-income persons/families will be assisted by providing subsidies to assist in the purchase of multi-family structures. Through the purchase or development of multi-family structures, rents can be lowered and the units rented through Section 8. Writing down land cost for new construction will assist moderate income. This will result in overall lower housing costs. Through the use of resale controls, subsidized units will continue to be available to moderate income for many years.

Low Vacancy Rates in Low-Cost Units.

The City will continue to make Redevelopment Agency funds available for projects that involve buying market-rate projects for conversion into low-income rental units.

Physical Barriers

Limited Land Available

The City will continue to encourage infill projects where they are possible and appropriate. Any government land that is identified as surplus will be made available to affordable housing first, and only sold to the general public if there is no interest from the housing providers. Zoning will be used to help preserve residential land, and higher densities will be explored, including bonus density, in various areas proximate to downtown and transportation corridors.

Age of Housing Stock

The City will continue to operate the Home Rehabilitation Loan Program. Single and multi-family structures will be upgraded. The rehabilitated units will prevent affordable housing units from being lost to the market place by allowing the low-income people living in the units to continue to live in safe and decent housing.

Institutional Barriers

High Construction Standards

The City has adopted and enforces the Uniform Building Code, the National Electric Code, the Uniform Mechanical Code, and the Uniform Plumbing Code which ensure that all housing units are built to specified standards. Some standards, such as unit size, exceed minimum health and safety needs while increasing the cost of construction. In order to help keep down housing costs and to make the construction of affordable housing more appealing to developers, the City will consider lowering standards, as has already been done for parking requirements for seniors and minimum unit size for supportive housing.

Permit Processing Requirements

The City's permit process has a low threshold for projects to be reviewed, high standards, and multiple layers of review. Costs are increased as more public meetings are required to address concerns of design review committee members and neighbors. Streamlining efforts have led to some improvements in this regard, but developers and property owners still seek additional certainty in the development process.

Zoning

Much of the City is designated for single-family development, and much of that is built out to capacity. Most of the commercially-zoned areas allow residential development but

the cost of land and construction makes anything but high-priced condominiums not profitable to developers. Many residential areas are threatened with the possibility of slowly being converted to commercial use, since the City's present zoning ordinance allows for mixed use of land in several residential neighborhoods. The City will attempt to preserve these areas by designating them residential and by encouraging residential in commercial areas.

Decline in Non-Local Sources of Housing Funds

Changes in the tax laws, in addition to a decline in federal and state programs that provide funding for affordable housing, have limited the amount of assistance available for housing activities. The City will attempt to expand sources of housing funds through new and innovative programs and will support tax law changes.

Social/Political Barriers

NIMBY/Exclusivity

The City will continue to allow higher densities to make affordable housing feasible, while also continuing to require high standards of construction and design to fit projects into established neighborhoods.

Locational Factors

Clustering of affordable projects in particular neighborhoods will be discouraged. Policies to require scattered site development will continue to guide the location of affordable housing sites. The City is fortunate to have a proactive Housing Authority and several active private affordable housing developers that have been successful in creating attractive developments in various areas of the City.

Lead-Based Paint

Describe the jurisdiction's plan to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

The City's Housing Rehabilitation Loan Program will continue to regularly test for lead-based paint hazards whenever a housing unit is being evaluated for rehabilitation, and it is expected that testing and safety procedures will soon be required for all remodeling construction.

The City cooperates with various agencies when potential hazards are identified to reduce risk of exposure. Additional funds are granted when lead-based paints are identified to facilitate proper handling of any hazardous situation. Informational brochures are made available at the public counter to advise the public of the dangers of lead-based paint, and are made available to outside groups, such as real estate offices and neighborhood associations. Efforts are also underway to implement Environmental Protection Agency testing and safety requirements that took effect April 2010.

Anti-Poverty Strategy

- 1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually*

-
- 2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.*

The 2006-2008 American Community Survey reported that 14.2 percent of city residents had incomes below the poverty level, an increase of 233 persons living in poverty since 2000. Of greatest concern is an increase in the number of individuals and families becoming homeless or at risk of becoming homeless due to poor economic conditions.

Major factors affecting the increase in poverty are unemployment and underemployment and climbing costs, especially of safety-net expenditures like insurance and medical care. The unemployment rate has increased to over nine percent. During the past few years there was a significant loss of jobs in manufacturing and professional employment in the area, and an out-migration resulting in a reduction in the City's population.

The City of Santa Barbara's anti-poverty strategy includes both policy initiatives that address structural causes of poverty, and the funding of economic and social programs that enable low-income clients to move towards self-sufficiency and end the cycle of poverty. This is enabled through funding and management of the City's Human Services grants and related programs. The City's Housing Authority also operates a Family Self-Sufficiency Program (FSS) to allow Section 8 participants and public housing tenants to move up and out of assisted housing.

The City's goal in this regard is to ensure that an individual or family has enough income, as well as knowledge, personal skills, and support systems necessary to secure safe and affordable housing, obtain quality child care, fulfill education and employment goals, access physical and mental health services, save money for future needs, obtain nutritious food and acquire basic necessities such as clothing, and build strong, stable families. The City will continue to focus on self-sufficiency as its primary anti-poverty approach through the Consolidated Plan, by administering existing programs and implementing initiatives for new human service programs.

A relatively new City-wide initiative involves a gang activity reduction strategy. Noting the high correlation between the rate of poverty and low per-capita income with the concentration of crime activity, the City must target low-income families with the assistance they need, in home and at school, to curtail the negative effects of gang-related activity on the individuals involved and the community at large. Those living in low-income families are more frequently being exposed to violence, either as a victim or as a witness. Exposed individuals show symptoms of Post Traumatic Stress Disorder and clinical depression.

Youth development programs must be included with support programs to enable these families to earn enough income to become stable. Immediate action is needed in the poorest households, and there is a need for better coordination of programs to strengthen their impact and maximize resources.

Institutional Structure

- 1. Provide a concise summary of the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, community and faith-based organizations, and public institutions.*
- 2. Provide an assessment of the strengths and gaps in the delivery system.*

3. *Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy. (91.215(l))*

Table 41 depicts the City of Santa Barbara's institutional structure. The description includes private industry, nonprofit organizations and public institutions through which affordable and supportive housing is carried out. The existing strengths and gaps in the delivery system were assessed and a plan has been set forth for improvement. In this section the City further describes the actions which will be undertaken as part of that plan to eliminate the identified gaps and to strengthen, coordinate and integrate the institutions and delivery systems.

City of Santa Barbara

Santa Barbara's Community Development Department is committed to sustainable growth and development in the City in ways that promote sound economic standards, environmental quality and the equitable distribution of jobs, housing and income. The Department is responsible for planning, zoning, building services, redevelopment and housing and community development.

The Planning Division of the Community Development Department was responsible for a major effort over the past few years of reaching community consensus on the direction the City will take in the coming years. While any policy direction will be debated in the coming years, there was clear agreement that the City should continue its slow-growth approach and carefully manage its remaining, limited resources as well as protecting the natural environment to the greatest degree possible.

The Housing and Redevelopment Division of the Community Development Department is responsible for managing HUD grant programs, developing housing policy and information, as well as managing the Redevelopment Agency activities. The Division is responsible for a number of programs, including:

- Rental Housing Mediation
- Community Development Block Grant and Human Services Grants
- Housing Rehabilitation Loan program
- Fair Housing Enforcement
- Affordable Housing Development
- Redevelopment Activity

Table 41
Housing Delivery System Organizational Structure

Institution	Strengths	Weaknesses
Public		
City Community Development Department	-Housing Rehabilitation Program -Planning Skills -Development Finance -Leadership/Technical Assistance -Housing/Social Services -Homeownership Program Advice	-Complex Regulations -Small Staff
County Department of Resource Management	-Planning Skills -Homeownership Program -Leadership/Technical Advice	-Limited Development -Overextended Staff Slows Paperwork

Table 41
Housing Delivery System Organizational Structure

Institution	Strengths	Weaknesses
City Housing Authority	-Property Management, Rental Subsidy -Development Skills -Housing/Social Services	-Over-regulated by HUD
County Mental Health Department	-Finance/Technical -Outreach	-Excessive Paperwork
County Housing Authority	-Property Management, Rental Subsidy -Housing/Social Services	-Over Regulated by HUD
Private		
Banks & Savings Institutions (Lenders)	-General Skills in Underwriting, -Some Banks Strong on Community Reinvestment Act (CRA)	-Little Outreach -Some Weak on CRA
Business	-Some Employee-targeted Housing -Some Partnership with Public -Community Interest	-Limited Knowledge of - Housing
Developers	-Development Skills -Some Partnership with Public -Awareness of Housing Market	-Interested in Upper Income
Contractors	-Knowledge of Construction Factors Including Cost and Rehab	-Interested in Upper Income

Efforts to enhance coordination with private industry, businesses, developers, and social service agencies is discussed in the following section.

Coordination

1. Describe the efforts to enhance coordination between public and assisted housing providers and governmental health, mental health, and service agencies.
2. Describe efforts in addressing the needs of persons that are chronically homeless with respect to the preparation of the homeless strategy.
3. Describe the means of cooperation and coordination among the state and any units of general local government in the metropolitan area in the implementation of the plan.
4. Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy.
5. Describe the jurisdiction's efforts to coordinate its housing strategy with its transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

An example of the cooperation between the City of Santa Barbara and other local jurisdictions is the City's participation in the Joint Cities-County Affordable Housing Task Group (AHTG). The City and County co-founded this group in 1999 through a Memorandum of Understanding, and since then the other two neighboring cities (Carpinteria and Goleta) have also joined. The joint MOU includes the following language:

"A significant and challenging shortage of ownership and rental housing affordable to households of low and moderate income exists on the South Coast of Santa Barbara County. This shortage of affordable housing poses a serious detriment to the social, environmental, and economic order of the South Coast.... The resources that each jurisdiction and its associated agencies apply to responding to affordable housing needs can be most effective when applied cooperatively wherever possible, given that the constraints of geography and environment create a generally unified housing market on the South Coast, and given the challenging nature of the affordable housing shortage."

The AHTG includes two elected officials from each of the four jurisdictions. The quarterly meetings also include housing and planning staff, representatives of the City and County housing authorities, non-profit and for-profit developers and members of the community. A regular agenda item is a round-table sharing of pending or newly completed affordable housing projects and a discussion of challenges met and lessons learned.

Coordination between public agencies providing housing resources, assisted housing providers, private and governmental health, mental health and service agencies are critical to the delivery of viable product/services. The Plan identifies the roles of the coordinating agencies, regular line agencies, the nonprofit entities, and private sector in developing affordable housing.

Housing Authority of the City of Santa Barbara

The Authority is governed by a seven-member Board of Commissioners appointed by the Mayor and confirmed by the City Council. Two members are residents of the Housing Authority. The Housing Authority Executive Director reports to the Board of Commissioners. The City works closely with the Housing Authority in developing new housing and retaining existing affordable housing stock. Despite these close ties, the Housing Authority is treated like any other developer in the development review process and their projects must be approved through the regular design review/permitting process.

County of Santa Barbara

The City works closely with the County Public Health Department, Social Services Department, and the Department of Alcohol, Drug, and Mental Health to ensure City residents are having their needs met. Great effort has been taken in regards to the homeless population to see that adequate shelter is provided, and necessary services are available to those in need.

Non-profits

The City works closely with the nonprofit development organizations in the area to try to reach common goals. Non-profit agencies, such as Peoples' Self-Help Housing Corporation and Habitat for Humanity, possess good managerial skills and the expertise to access Federal, State, and private funds. Such agencies are needed as intermediaries since, typically, their funding source does not allow the City to serve as the sponsor. Also, non-profit agencies are able to guarantee long-term affordability for very low income renters by restrictions the City may not otherwise be able to place on projects.

Groups of employers and workers have come together to attempt to provide workforce housing. The Coastal Housing Coalition is one that has become more visible and active in promoting workforce housing. Others are working to consolidate resources to make housing affordable to low-income households. Other nonprofit organizations have participated in the housing development program. Most notably, the Mental Health

Association in Santa Barbara recently completed a 50-unit project in the Downtown neighborhood; 38 of the units are allocated to Mental Health Association special needs clients in the very low-income category. The remaining 12 rental residences are allocated to downtown Santa Barbara employees in the moderate-income category. These two groups have historically been priced out of the local housing market, and now have the opportunity to live, work and be a part of the community.

In addition to these special interest organizations, the City also works with and assists a number of other nonprofit groups that offer supportive services, technical assistance and training.

Banks and Savings Institutions

Private lenders and secondary mortgage market entities are active participants in the City's implementation strategy, particularly with respect to the housing development. The City works closely with the lending community to expand opportunities for homeownership, especially first-time homebuyers. Funds invested by the City in housing development leverage substantial funding from private lenders and from institutions such as the Federal Home Loan Bank.

The Community Development Loan Fund, operated by Women's Economic Ventures, provides services to help create and sustain businesses and jobs in the city, and promotes financial self-sufficiency for women and families who are underserved by conventional lending and educational institutions.

Monitoring

Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Community Development Staff monitor project activities on a regular basis to ensure compliance with program requirements, including timely expenditure of CDBG and HOME funds. The Community Development and Human Services Committee will not recommend funding for a CDBG project without assurance that it can be completed within the fiscal year money is granted.

Public Service subgrantees submit monthly progress reports documenting clients served, expenses, and achievement of specific goals and objectives. Periodically during the program year, staff conducts CDBG and HOME project on-site monitoring visits, where they observe the operation and management of the projects. On an annual basis, members of the Community Development and Human Services Committee conduct site visits to each funded project.

Capital projects are monitored by regular status and fiscal reports for Davis-Bacon prevailing wage requirements throughout the course of the project, as well as frequent site visits by staff. For some projects, a Rehabilitation Specialist from the City's Home Rehabilitation Loan Program is assigned to monitor and inspect project construction work. HOME projects are monitored yearly and follow HUD approved guidelines.

In addition to monthly reports, year-end or project completion reports are required of all subgrantee agencies. Staff utilizes these reports in completing performance reports that are shared with the community at a public hearing and ultimately submitted to HUD.

A CDBG Subgrantee Administrative Manual is distributed to all subgrantees to inform them of HUD regulations and required paperwork.

During the period of affordability, the City will perform on-site inspections of HOME-assisted rental housing units to insure compliance with all HOME program requirements. HOME-assisted owner-occupied units are required to submit an annual compliance form.

OTHER NARRATIVES

Fair Housing

Fair housing is crucial to ensuring that persons of like income levels have equal access to decent, safe, and sanitary housing. HUD requires that jurisdictions receiving federal funds commit to affirmatively further fair housing through the identification and rectification of fair housing barriers.

Housing discrimination exists, but often is unreported because of the high demand for affordable housing. The City regularly investigates complaints of all types of housing discrimination (race, age, ethnicity, religion), but the most common is discrimination against racial minorities, and families with children.

The City prepares an *Analysis of Impediments to Fair Housing Choice* every five years. This document describes the City's impediments to fair housing choice and outlines strategies and measurable goals to reduce or eliminate these barriers.

The Fair Housing Enforcement Program is a component of the City of Santa Barbara's Housing and Redevelopment Division. As part of the adoption of the City's Housing Element, the Program was established to assist people who believe that they have experienced discrimination in the rental of housing, with an emphasis on discrimination against families with children. A Fair Housing Enforcement Officer investigates complaints of discrimination in the rental of housing, provides information/education to tenants and landlords, and may refer cases to the State Department of Fair Employment and Housing or to the City Attorney for civil action.

In addition to continuing its efforts to inform the public and follow-up on instances of potential discrimination, the City recognizes the importance of the role having an adequate supply of housing affordable to low-income households is in stemming discrimination. Discrimination generally impacts those with the fewest choices, such as those with large families, a limited ability to pay, or some disability. Enhancing the amount and quality of housing available to these groups is recognized as the most effective step in reducing the burden of discrimination.

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City of Santa Barbara 2010 Consolidated Action Plan



City of Santa Barbara
Community Development Department
Housing & Redevelopment Division
630 Garden Street
Santa Barbara, CA 93101

www.SantaBarbaraCA.gov

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AMERICAN WITH DISABILITIES ACT: In compliance with Americans with Disabilities Act, if you need to request this document in an alternate format, please contact the Housing and Redevelopment Division at 564-5461, estotts@SantaBarbaraCa.gov or 630 Garden Street, upstairs. Notification of at least 48 hours will enable the City to make accommodations.

2010 ACTION PLAN

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Santa Barbara's 2010-2014 Consolidated Plan constitutes a strategic vision for housing and community development. The goals are to assist low and moderate-income persons, provide decent housing, create suitable living environments, and expand economic opportunities. Included in the Consolidated Plan are broad five-year objectives and strategies to accomplish these goals. Specific identifiable benchmarks for measuring progress in realizing the City's vision are proposed in the Action Plan for 2010 as part of the strategy. The 2010 Action Plan includes application for funds under two different HUD formula programs (**Community Development Block Grant and the HOME Investment Partnership Program**). Current year entitlements combined with reallocations and repayments from prior years bring the total funding for FY 2010 to approximately \$2.35 million.

Housing and Community Development Strategic Plan

Vision for Change

The Strategic Plan brings needs and resources together in a coordinated housing and community development strategy. The strategy has been developed to achieve the following statutory goals for low-income residents: **provide decent housing, create suitable living environments, and expand economic opportunities.**

Housing and Community Development Objectives and Outcomes

DH-1 Availability/Accessibility for the Purpose of Providing Decent Housing

The City's Housing Rehabilitation Loan Program will rehabilitate substandard low to moderate income housing units. The Housing Authority will renovate housing units owned by the Housing Authority. In addition, the City will support the Fair Housing Enforcement Program, Rental Housing Mediation Task Force, Legal Aid Foundation, and policies that help to overcome barriers to affordable housing.

DH-2 Affordability for the Purpose of providing Decent Housing

The City will combine funds from various sources including the Redevelopment Agency, HOME, private banks, and public housing development to create new housing. In addition, the HRLP program will rehabilitate substandard low to moderate income multi-unit housing.

SL-1 Accessibility for the Purpose of Creating Suitable Living Environments

The City supports programs which provide emergency shelter and transitional housing for homeless persons, prevent individuals and families from becoming homeless, help homeless persons to transition to permanent housing, and provide permanent supportive housing.

SL-3 Sustainability for the Purpose of creating Suitable Living Environments

The City supports a variety of social services including neighborhood centers, and public facilities improvements.

EO-2 Affordability for the Purpose of Creating Economic Opportunities

The Community Development Loan Fund will provide small business loans to persons who do not qualify for conventional bank loans.

Anti-Poverty Strategy

The City of Santa Barbara's anti-poverty strategy includes both policy initiatives that address structural causes of poverty, and the funding of economic and social programs that enable low-income clients to move towards self-sufficiency and end the cycle of poverty. This is enabled through funding and management of the City's Human Services grants and related programs.

Housing and Community Development Resources

The City faces an enormous challenge in marshaling the resources necessary to implement its Plan. The Consolidated Plan contains an inventory of Federal, State, and local programs (both public and private) available to carryout the Plan.

Coordination of Strategic Plan

Coordination between public agencies providing housing resources, assisted housing providers, private and governmental health, mental health and service agencies are critical to the delivery of viable product/services. The Plan identifies the roles of the coordinating agencies, regular line agencies, the nonprofit entities, and private sector in developing affordable housing.

ONE-YEAR ACTION PLAN

The Action Plan identifies the proposed use of the \$2.35 million from the two formula grant programs (CDBG and HOME) and funds recaptured through "program income", and additional funds from local sources. Projects/programs that are operated citywide are noted as such. Most of the projects are concentrated in the most needy neighborhoods; those census tracts with 51% or more of the residents who are low- or moderate-income. Proposed FY2010 CDBG and/or HOME projects are listed below:

- \$54,000 to Casa Esperanza for the operation of a homeless day center providing basic human services and supportive services for 1,600 low-income homeless persons.
- \$12,000 to Catholic Charities for financial assistance, supportive social services and case management for 2,100 low-income persons.
- \$22,000 to Channel Islands YMCA, Noah's Anchorage, for operation of an emergency housing shelter for 200 homeless and disenfranchised youth.
- \$8,901 to the City of Santa Barbara's Fair Housing Enforcement Program to respond to eight inquiries and investigate reported cases of housing discrimination, as well as educate the public on housing rights and responsibilities.
- \$140,000 to the City of Santa Barbara's HOME Project for acquisition and rehabilitation of affordable rental and/or homeowner units.

- \$350,000 for acquisition and/or new construction of a HOME Project for affordable housing.
- \$50,000 in HOME program income funds for security deposit assistance to assist persons in securing permanent housing.
- \$200,000 in HOME funds for tenant based rental assistance to assist homeless and special needs persons in securing permanent housing.
- \$104,695 to City of Santa Barbara's Rental Housing Mediation Program to provide 1,450 information and mediation services to landlords and tenants at risk of homelessness.
- \$282,876 in FY 2010 entitlement and \$76,564 in CDBG reprogrammed funds for a total of \$359,440 to City Target Area Neighborhood Improvement Projects (CTANIP), to create a teen center at the Franklin Community Center, to install access ramps and sidewalks in low-income neighborhoods, to improve safety by installing a chain link fence around a community ball field, to install air-conditioning units at two Westside community centers where seniors hold activities and receive services, and to rehabilitate the restrooms at Ortega Park.
- \$203,000 in FY 2010 CDBG entitlement, \$250,000 in CDBG repayment and \$87,655 in FY 2010 HOME for a total of \$540,655 to Home Rehabilitation Loan Program to provide capital improvement loans for low to moderate-income persons in order to improve neighborhoods, maintain and upgrade the City's low-income housing stock by eliminating hazards to health and safety and halting the deterioration of the structures.
- \$42,668 to Domestic Violence Solutions for the operation of an emergency shelter serving 150 battered women and their children.
- \$94,945 to Noah's Anchorage to repair and upgrade the home, including replacing the windows and floors in order to provide shelter to 200 homeless youth.
- \$26,590 to Girls Incorporated to repaint the wood trim on two buildings at the center, which serves 200 young girls.
- \$47,330 to Santa Barbara Neighborhood Clinics to replace the floor at the Westside Neighborhood Clinic that serves 4,500 clients.
- \$43,873 to Transition House to operate a transitional housing shelter for 375 homeless persons.
- \$26,603 To United Boys & Girls Club to convert an existing room into a music room to provide, in partnership with Notes for Notes, a Music Box Center where participants can access music instruments, instruction and tools to create their own music.
- \$25,000 to Women's Economic Ventures to provide micro-enterprise assistance including training, capital and technical assistance for 200 low to moderate-income persons.

The Plan contains a special action plan for housing in 2010, showing national and local sources of funds for housing activities, the categories of housing activities to be undertaken and a listing of the number of estimated housing units to be developed.

Lead Agencies

The lead agency is the City of Santa Barbara, Community Development Department, Housing and Redevelopment Division, (805) 564-5461. Other resources include the Santa Barbara City Housing Authority and Redevelopment Agency.

Evaluation of Past Performance

The 2010 Action Plan is the first for Santa Barbara's 2010-2014 Consolidated Plan. The City of Santa Barbara published its most recent Consolidated Plan in May of 2005, covering the period from July 1, 2005 to June 30, 2010. The City's previous Consolidated Plan identified the following six priorities for that five-year period:

1. Maintain and upgrade existing low-income affordable housing stock.

During the five-year period, the City's Housing Rehabilitation Loan Program (HRLP) provided \$3,140,617 in CDBG and HOME entitlement funds and program income to rehabilitate 27 single family homes and 205 multi-family units.

The City's Housing Authority used \$4,077,589 in Capital Fund Program (CFP) funding to renovate 140 of its existing Public Housing and Non-HUD-assisted units.

The Services Aimed at Independent Living (SAIL) program served 551 low- and moderate-income special needs persons with necessary home maintenance and handicap-accessible installations.

2. Develop and promote programs that create new affordable housing for very low to moderate-income persons.

The City of Santa Barbara has demonstrated a strong track record in producing affordable housing.

The City's Housing Authority completed construction of El Carrillo, a 61-efficiency unit permanent supportive housing development for the homeless or those at risk of homelessness. The Housing Authority also purchased property at 416-424 E. Cota Street for a development that will consist of 56 studio/efficiency units for special-needs households and low-income downtown workers. The Housing Authority also purchased a 1.09 acre parcel at 512 Bath Street for the development of 53 studio apartments and one two-bedroom manager's apartment for a mix of low-income downtown workers and low-income special needs populations, including those that are homeless or formerly homeless.

The City provided \$2,448,565 in HOME entitlement funds and program income, and \$18,929,956 in Redevelopment Agency funds for new affordable housing developments, either through assistance with acquisition, write-down of land costs, or pre-development costs.

3. Promote and provide services that prevent discrimination and eliminate barriers to housing.

The City's Rental Housing Mediation Task Force (RHMTF) program and Fair Housing/Discrimination Program continued to respond to inquiries and provide information, conduct mediations, and investigate reported cases of housing discrimination.

Legal Aid Foundation assisted 1,636 low-income individuals with housing, family law, public benefits, and elder law.

4. Support programs for homeless and non-homeless persons with special needs.

In addition to services provided by the RHMTF, Fair Housing, and Legal Aid described above, Transition House assisted 1,252 individuals at risk of homelessness to increase their earning potential. Catholic Charities provided rent assistance to 882 families, and Casa Esperanza provided day center services to 4,748 homeless individuals. Other service agencies continued to provide valuable service to the special needs populations, including the Foul Weather Homeless Shelter Project, Domestic Violence Solutions, AIDS Housing (Santa Barbara) – Sarah House, Noah's Anchorage Youth Shelter, WillBridge, Hotel de Riviera, St. Vincent's, New Beginnings Counseling Center, New Faulding Hotel, Community Kitchen, and Storyteller Children's Center.

5. Support programs that strengthen or expand public or social service agencies which facilitate low- and moderate-income housing and other community development needs.

The City's Target Area Neighborhood Improvement Program renovated the community center at Ortega Park, installed pedestrian-level lighting in several locations, rehabilitated two community centers, completed sidewalk and drainage improvements to enhance pedestrian safety and accessibility in multiple locations, constructed a bicycle path, installed safety fencing along the railroad corridor in multiple locations, and renovated three community gardens.

6. Support economic development proposals which leverage financial resources to create or retain jobs for low- and moderate-income persons.

The Community Development Loan Fund, operated by Women's Economic Ventures, provided service to 868 persons and expended \$124,947 of CDBG funds for program operation and \$117,500 in CDBG Revolving Loan funds micro-enterprise loans to 12 businesses.

General Questions

- 1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*

The geographic area of the jurisdiction is described in detail in the Community Profile section of the Consolidated Plan. The City of Santa Barbara utilizes CDBG and HOME funds for projects/programs operated citywide. However, the majority of the projects are concentrated in the most needy neighborhoods; those census tracts with 51% or more of the residents who are low or moderate income (census tracts 8.01, 8.02, 9, 10, 11.02 and 12.04). These areas are also areas of racial/minority concentration (see Maps in Appendix D). See Map 13 for a geographic representation of proposed FY2010 CDBG and HOME projects.

- 2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.*

The geographic distribution of programs is indicated within each of the specific objectives. In general, the City has a policy to reduce geographic concentration of racial/ethnic minorities and low-income households. Because Santa Barbara is a small city that is essentially built-out, only "in-fill" projects may be constructed and any site made available anywhere in the City is evaluated. The projects and programs being implemented in this Plan provide the greatest benefit to residents in low-income census tracts.

The Housing and Homeless Needs Assessment of the Consolidated Plan discusses housing need by income category. Income levels are divided into: extremely low-income; very low-income, and; low- and moderate-income households. Based on HUD recommendations, general relative priorities for funding will be as follows:

HIGH PRIORITY: Activities to address this need will be funded during the five-year period.

MEDIUM PRIORITY: If funds are available, activities to address this need may be funded by the City during the five-year period. Also, the City may use other sources of funds and take actions to locate other sources of funds.

LOW PRIORITY: It is not likely the City will fund activities to address this need during the five-year period.

The highest priority has been assigned to the needs of the lowest income residents, based on the assumption that in this high cost real estate market, they are at greater risk of displacement, homelessness or other serious housing situation due to limited financial resources and other limitations they may face.

Some of the non-housing community development needs found in HUD Table 2B are also addressed in the priorities. These needs were included based on public input to have these needs met immediately and based on the analysis of impediments to fair housing choice. The study of fair housing planning was conducted as an integral part of the Consolidated/Action Plan development.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

The Consolidated Plan identifies several obstacles to meeting underserved needs and can be found under the General Priority Needs Analysis and Strategies section. The major obstacles include the high and sustained demand for public services, as well as the lack of funding. To address these obstacles the City has developed the funding priorities described above in order to make the most use of the City's available resources.

4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Table I below summarizes the federal, state and local resources expected to be made this year to address the needs identified in the Five-Year Consolidated Plan.

TABLE I RESOURCES EXPECTED TO BE AVAILABLE			
Source	Program	Anticipated	Grantee
Federal	CDBG Entitlement	\$1,163,606	City
	CDBG Reprogram	76,564	City
	CDBG Repayment	250,000	City/NP*
	HOME	864,061	City
	HOME Repayment	\$50,000	H.A.
	Section 8	22,545,000	H.A.
	P.H. Capital Fund Program	833,213	H.A.
	ARRA Capital Fund Program	295,020	H.A.
	Continuum of Care	453,803	NP*
	ARRA CFP Funds	1,113,178	H.A.
	ARRA Loan Funds	1,656,604	H.A.
	LIHTC	10,111,174	H.A.
State	Redevelopment	\$5,200,000	H.A./NP*
Local	City Santa Barbara	316,332	County/NP*
	City Carpinteria	8,000	City/NP*
	County General Fund	184,453	City/NP*
Other	Private Banks	\$478,000	NP*
Total		\$45,599,008	

*NP = Non-Profits; FP = Private, For-Profits/

**\$169,125 was allocated for CDBG Program Admin., and \$86,406 was allocated for HOME Admin.

Managing the Process

1. *Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.*

The Housing and Redevelopment Division of the City of Santa Barbara Community Development Department acted on behalf of the City as the lead agency for development of the 2010-2014 Consolidated Plan (CP) and the 2010 Action Plan (AP). The Housing and Redevelopment Division is responsible for managing HUD grant programs, developing housing policy and information, as well as managing the Redevelopment Agency activities. The Division is responsible for a number of programs, including:

- Rental Housing Mediation
- Community Development Block Grant and Human Services Grants
- Housing Rehabilitation Loan program
- Fair Housing Enforcement
- Affordable Housing Development
- Redevelopment Activity

2. *Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.*

The City of Santa Barbara Community Development and Human Services Committee served as the initial conduit for information gathering and plan review for this year's Action Plan (AP). In an effort to further broaden public participation of the AP, staff and the CDHSC had meetings with over 73 agencies/groups between September 2009 and March 2010. A public hearing on the Action Plan was held on September 22, 2009 in the Community Development Meeting Room at 630 Garden Street. The hearing, which was noticed in two local newspapers, was held in the "early development stage" of the AP. Another public hearing was held on March 23, 2010 on the proposed activities to be included in the AP. The updated AP was available for a 45-day period beginning March 18, 2010. All public meetings were noticed and included the process for requesting accommodations or documents in alternate formats, if needed.

3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Coordination between public agencies providing housing resources, assisted housing providers, private and governmental health, mental health and human service agencies are critical to the delivery of viable products/services.

In an effort to enhance coordination, the City participates in the *South Coast Homeless Advisory Committee*, which meets monthly and is composed of a County Supervisor, Council members of the cities of Santa Barbara, Goleta, and Carpinteria, local homeless shelter providers, low-income housing providers, social service providers, homeless advocates and homeless representatives. These meetings are valuable to the Continuum of Care planning process since they facilitate the sharing and exchange of information in order to solve problems and create opportunities for homeless people specifically to localities. While there are local issues on the meeting agendas, there is the potential to share information County-wide through these meetings since some members also attend the *Santa Maria City/County Homeless Coalition* and the *Lompoc City/County Homeless Coalition*.

In addition, one of the roles of the CDHSC is to foster integration, coordination and cooperation of human service providers in the City of Santa Barbara in order to better serve human needs. Further, the City will encourage joint reviews of funding program guidelines and regulations. This will be undertaken to increase coordination between CDBG and other funding programs.

The City will encourage all programs and services which are funded or under its influence to participate and use the local Consolidated Transportation Service Agency and the Community Resource Information directory. This directory of local programs, services and referrals is a useful asset for all public and private agencies in improving product/service delivery to the public. Finally, the city has helped implement and helps support the Ten-year Plan to End Chronic Homelessness, which works to increase coordination of homeless service providers, housing providers and street outreach workers.

Citizen Participation

1. Provide a summary of the citizen participation process.

Elements of the Plan were developed with active citizen input, including a citizen advisory committee who participated in the development of the various sections of the Plan. Public hearings for input and review of the Plan were conducted on September 22,

2009 and March 23, 2010. The draft report was available for public review for a 45-day period beginning on March 18, 2010, and notice to that effect was provided in two newspapers and on the City's Web Page. Copies of the Plan were available online at www.SantaBarbaraCa.gov, in the Public Library, City Hall, and Community Development Department.

Hearing/Meeting Dates

Public Hearing, CDHSC: (Community Development and Human Services Committee)	September 22, 2009
Public Meeting, City Council:	October 27, 2009
Public Meetings, CDHSC:	February 2, 4, 9, 11, and 16, 2010
Public Hearing, City Council:	March 23, 2010

September 22, 2009: Public Hearing to solicit input on housing, social service and non-housing community development needs from the public.

October 27, 2009: City Council approved FY 2010 – 2011 combined CDBG and Human Services application process and priorities.

February 2, 4, 9, 11 and 16, 2010: Community Development and Human Services Committee held open interviews with applicants and developed recommendations.

March 23, 2010: Public Hearing on CDHSC Report on Funding Recommendations for FY 2010–2011 for CDBG and Human Services Funds.

All public meetings were noticed and included the process for requesting accommodations or documents in alternate formats, if needed.

The following agencies, groups and organizations participated in the development of the City of Santa Barbara's Consolidated Plan:

City of Santa Barbara City Council	Council on Alcoholism and Drug Abuse
City of Santa Barbara Community Development Department	Court Appointed Special Advocates
City of Santa Barbara Parks and Recreation Department	Domestic Violence Solutions for S.B. County
City of Santa Barbara Public Works	Environmental Education Group
Community Development Human Services Committee	Family Service Agency
Housing Authority of the City of Santa Barbara	Family Therapy Institute
County of Santa Barbara	Foodbank of Santa Barbara County
AIDS Housing Santa Barbara	Friendship Center
Bringing Our Community Home	Future Leaders of America
Casa Esperanza	Girls Incorporated of Santa Barbara
Casa Serena	Independent Living Resource Center
Catholic Charities	Jewish Federation
Channel Islands YMCA	Jodi House
Child Abuse Listening & Mediation	Legal Aid Foundation
City At Peace	Long Term Care Ombudsman
Community Action Commission	Mental Health Association
Community Kitchen	New Beginnings Counseling Center
	Noah's Anchorage YMCA
	Pacific Pride Foundation
	People's Self-Help Housing

Planned Parenthood
Primo Boxing Club
Rental Housing Mediation Program
Santa Barbara Bicycle Coalition
Santa Barbara Community Housing Corporation
Santa Barbara County DA – Victim Witness
Santa Barbara Neighborhood Clinics
Santa Barbara Police Activities League
Santa Barbara Rape Crisis Center

Santa Barbara Youth Mariachi
Senior Programs of Santa Barbara
St. Vincent's
Storyteller Children's Center
The PARC Foundation
The Boy's & Girl's Club
United Boy's & Girl's Club
Transition House
WillBridge
Women's Economic Ventures
yStrive for Youth

2. Provide a summary of citizen comments or views on the plan.

The following comments were received on the Action Plan:

1. Randall Sunday, Executive Director of Sarah House, stated that these are difficult times as there are no Federal or State funds for end of life care. Since July 1, 2009, Sarah House has been fully occupied (eight beds), with ten people on the waiting list. They are seeing more women and veterans.
2. Jennifer Griffin, Independent Living Resource Center said that non-profits are expected to provide the same or higher levels of service, yet donations and grants are down.
3. Ellen Goodstein, Legal Aid Foundation, gave example of how their legal services helped an 86 year-old widow with a 53 year-old brain-injured son resume his Social Security benefits and get emergency funding to help him stay in his rental unit.
4. Michael Colton, Board Member of Legal Aid Foundation, said that with less funding from the City, there will be a lower level of service provided and they will have to turn people away.
5. Jan Anderson, Board Member of St. Vincent's PATH program, said that they are dedicated to ending the cycle of poverty.
6. Krista Kolbry, resident of St. Vincent's PATH program, stated that the program has helped her family and empowered her to enroll at City College and regain custody of her children. She has learned parenting and life skills, and the program has helped in her sobriety and to break the cycle of poverty and abuse.
7. Debra Holmes from CALM said they have provided services to 1,322 children and families (79% low-income), assisted the Sexual Assault Response Team (SART) with forensic interviews, and gave 216 presentations. Their waiting list has doubled since last year.
8. Terri Allison from Storyteller said that they currently serve 70 children, with 100 on the waiting list.
9. Mauricio Mendez, AHA! facilitator, thanked everyone.
10. Megan Rheinschild from SART stated that they rely on funds for forensic interviewers and therapist training, making the interviews more effective and timely.

11. Elsa Granados, Santa Barbara Rape Crisis Center, said they have distributed whistles, with information about how to contact law enforcement and services, to homeless women.
 12. Leah Gonzales from WEV thanked Council for their investment in local small businesses.
 13. Mark Watson from Noah's Anchorage Youth Shelter stated that they serve vulnerable teens and provide resident and non-resident services.
 14. Heidi Holly from Friendship Center said that long-term care is very costly and funding is being challenged. There has been a decrease in funds and yet they are seeing a 30 percent increase in the number of adult day care attendees.
 15. Gary Linker, New Beginnings Counseling Center, said they are serving 105 people every night at 21 different sites. There are serious problems on the street and the case manager offers a personal touch to help make a difference.
 16. Fran Forman, Executive Director of Community Action Commission, stated that there has been a huge expansion in senior nutrition needs this year. The need for meal delivery has increased, and they have had to raise more funds for food. They ask for a \$2.75 meal donation and, on average, receive \$0.80.
 17. Joseph Velasco, City at Peace, said they empower youth through performing arts, and have been serving at-risk youth for 15 years.
 18. Charles Berquist, Manager of Project Recovery residential detox center, said he talked to a client that had been sober for three days for the first time in 30 years. He stated that many members of the detox program are productive members of society and you do not see on the street. Project Recovery serves 300 clients per year with a cost of about \$200 per client.
 19. Magda Arroyo from the Boys and Girls Club (Westside) stated that they are in a difficult part of Santa Barbara and teens need an avenue to express themselves. She is hopeful that the Notes for Notes program and the Teen Director will be able to bridge the gap and promote unity with the Eastside Boys and Girls Club.
3. *Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.*

In order to broaden public participation in the development of the Consolidated Plan, the Community Development and Human Services Committee consists of 13 members who represent specific areas and interests of the community including; the disabled community, senior community, Latino community, African-American community, housing interests, and each of the four low-income neighborhoods in the City. The meetings of the Community Development and Human Services Committee are held each year in February and are widely announced and publicized.

In addition, the City's Target Area Neighborhood Improvement Program met with the three advisory committees located in low/moderate income census tracts, and other neighborhood groups. At these meetings, citizens identified and prioritized capital project applications to be submitted for review by the Committee. The local Independent Living Resource Center receives city funding to assist residents in their efforts to achieve the highest level of independence possible through direct consumer driven services (including interpretation), along with eliminating barriers that prevent their participation in activities of daily living. The City's Consolidated Plan, Action Plan, Consolidated Annual Performance Evaluation Report and Citizen Participation Plan will be made available in alternative formats accessible to persons with disabilities, upon request, by contacting the Housing and Redevelopment Division at 630 Garden Street, at (805) 564-5461, or estotts@SantaBarbaraCa.gov.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

All comments were accepted and considered in the development of the Consolidated Plan and Action Plan.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Table II below shows the City of Santa Barbara's description of local institutional structure. The description includes private industry, nonprofit organizations and public institutions through which affordable and supportive housing is carried out. The institutional structure description assessed the existing strengths and gaps in the delivery system and set forth a plan for improvement. In this section the City further describes the actions which will be undertaken as part of that plan to eliminate the identified gaps and to strengthen, coordinate and integrate the institutions and delivery systems.

TABLE II
HOUSING DELIVERY SYSTEM
ORGANIZATIONAL STRUCTURE

Institution	Strengths	Weaknesses
Public		
City Community Development Department	-Housing Rehabilitation Program -Planning Skills -Development Finance -Leadership/Technical Assistance -Housing/Social Services -Homeownership Program Advice	-Complex Regulations -Small Staff
County Department of Resource Management	-Planning Skills -Homeownership Program -Leadership/Technical Advice	-Limited Development -Overextended Staff Slows Paperwork
City Housing Authority	-Property Management, Rental Subsidy -Development Skills -Housing/Social Services	-Over Regulated by HUD
County Mental Health Department	-Finance/Technical -Outreach	-Excessive Paperwork
City Human Services	Child Care Program Housing/Social Services	-Coordinate with County
County Housing Authority	-Property Management, Rental Subsidy -Housing/Social Services	-Over Regulated by HUD
Private		
Banks & Savings Institutions (Lenders)	-General Skills in Underwriting, -Some Banks Strong on Community Reinvestment Act (CRA)	-Little Outreach -Some Weak on CRA
Business	-Some Employee-targeted Housing -Some Partnership with Public -Community Interest	-Limited Knowledge of - Housing
Developers	-Development Skills -Some Partnership with Public -Awareness of Housing Market	-Interested in Upper Income
Contractors	-Knowledge of Construction Factors Including Cost and Rehab	-Interested in Upper Income

A technical working committee called the Cities-County Joint Affordable Housing Task Group meets on a regular basis to share information and address regional housing issues. The group consists of elected officials from the County of Santa Barbara and the Cities of Santa Barbara, Carpinteria and Goleta, as well as staff from the City and County Housing Authorities, the Metropolitan Transit District and local housing providers.

In addition, the City participates in the *South Coast Homeless Advisory Committee*, which meets monthly and is composed of a County Supervisor, Councilmembers of the cities of Santa Barbara, Goleta, and Carpinteria, local homeless shelter providers, low-income housing providers, social service providers, homeless advocates and homeless representatives. These meetings are valuable to the Continuum of Care planning process since they facilitate the sharing and exchange of information in order to solve problems and create opportunities for homeless people specifically to localities. While there are local issues on the meeting agendas, there is the potential to share

information County-wide through these meetings since some members also attend the *Santa Maria City/County Homeless Coalition* and the *Lompoc City/County Homeless Coalition*.

The Housing Authority of the City of Santa Barbara is under the jurisdiction of the City. The Housing Authority Commissioners are appointed by the Mayor and confirmed by the City Council. The City works closely with the Housing Authority in developing and maintaining Housing Authority rental stock. The Housing Authority is treated like any developer and must have any new developments approved through the regular planning/permitting process.

Public institutions (City and County) are continuing to streamline the regulations for development. Banks and savings institutions have started outreach to the community on the Community Reinvestment Act (CRA). CRA meetings have been held to provide information and solicit needs not being addressed by the community. The banks are enhancing their CRA performance by assisting and funding the Community Development Loan Fund operated by Women's Economic Ventures and serving on the Community Development Human Services Committee.

Monitoring

- 1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.*

Community Development Staff monitor project activities on a regular basis to ensure compliance with program requirements, including timely expenditure of CDBG and HOME funds. The Community Development and Human Services Committee will not recommend funding for a CDBG project without assurance that it can be completed within the fiscal year money is granted.

Public Service subgrantees submit monthly progress reports documenting clients served, expenses, and achievement of specific goals and objectives. Periodically during the program year, staff conducts CDBG and HOME project on-site monitoring visits, where they observe the operation and management of the projects. On an annual basis, members of the Community Development and Human Services Committee conduct site visits to each funded project.

Capital projects are monitored by regular status and fiscal reports for Davis/Bacon requirements throughout the course of the project, as well as frequent site visits by staff. For some projects, a Rehabilitation Specialist from the City's Home Rehabilitation Loan Program is assigned to monitor and inspect project construction work. HOME projects are monitored yearly and follow HUD approved guidelines.

In addition to monthly reports, year-end or project completion reports are required of all subgrantee agencies. Staff utilizes these reports in completing performance reports which are shared with the community at a public hearing and ultimately submitted to HUD.

A CDBG Subgrantee Administrative Manual is distributed to all subgrantees to inform them of HUD regulations and required paperwork.

During the period of affordability, the City will perform on-site inspections of HOME-assisted rental housing units to insure compliance with all HOME program requirements. HOME-assisted owner-occupied units are required to submit an annual compliance form.

Lead-based Paint

- 1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.*

The following actions will be undertaken over the coming year to evaluate and reduce lead-based paint hazards.

1. The City of Santa Barbara Home Rehab Program will test for lead-based paint hazards whenever a housing unit is being evaluated on rehabilitation needs.
2. If lead-based paint is found to be a hazard, necessary risk reduction will be discussed with the unit owner.
3. Where lead-based paint is determined to constitute a hazard and the property owner qualifies for a CDBG loan, additional CDBG funds will be granted to reduce or eliminate the hazard.
4. The City maintains informational brochures on the dangers of lead-based paint. Brochures will be distributed to local real estate offices.

HOUSING

Specific Housing Objectives

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.*

Two of the City's long-term strategic objectives are specific to the maintenance and development of affordable housing.

DH-1 - Availability/Accessibility of Decent Housing

Categories of Residents to be Assisted:

- Homeless
- Very Low, Low and Moderate Income Homeowners
- Very Low, Low Income Renters
- Elderly
- Large Family/Overcrowded
- Persons with Disabilities/Special Needs/AIDS Houses/Frail Elderly
- Female Heads of Household
- Small Families
- Minority-headed households
- Very Low Income and Low Income

CDBG/HOME Entitlement/Repayment Funded Activities (See Table 3A):

DH-1.1 The City's Housing Rehabilitation Loan Program Single Unit (HRLP) will rehabilitate five units of substandard single-family homes during the fiscal year. Special efforts such as targeted advertising will be conducted to obtain a minority participation in the program that is higher than that recorded in the census. Concentration in targeted neighborhoods in census tracts 8.01, 8.02, 9, 10, 11.02, and 12.04, where large numbers of low income, minority and persons with disabilities reside, will continue. Eliminating barriers in affordable housing to eliminate discrimination in housing is a part of the rehab strategy. Health and safety hazards are the main priorities of the program. Evaluating the energy efficiency of housing for lower-income households and achieving lower overall housing costs by reducing energy costs is also part of the program. Lead-based paint abatement is a component of the program and every house selected for rehab is tested. Elimination or encapsulation remedies are implemented if lead is detected. HRLP will also be providing code enforcement in the target neighborhoods. Program income generated by rehabilitation loan repayments will be reused by the HRLP.

DH-1.2 Fair Housing/Discrimination Program will respond to eight inquiries, investigate reported cases of housing discrimination and educate the public on housing rights and responsibilities. This program helps eliminate barriers to housing and prevent homelessness, especially for minorities and small and large families who rent their housing. Rental Housing Mediation Task Force will assist 1,450 client callers and mediate any problem for any person in a rental housing situation to prevent the possibility of displacement/ homelessness. This program serves many low and very low-income renter households.

Non CDBG/HOME Funded Activities:

1. The City's Housing Authority will renovate approximately 30 existing Public Housing units owned by the Housing Authority and occupied by low -income persons and will undertake numerous development improvements on several properties, such as roofing, window replacement, siding replacement and site infrastructure improvements. Additionally, the Housing Authority will initiate several management improvements and resident initiatives. Funds for these efforts will come from HUD's Capital Fund Program (CFP) for HUD Assisted public housing, CFP funding under the American Recovery and Reinvestment Act (ARRA), and replacement reserves for its non-HUD public housing units. The Housing Authority assists very low and low-income renters comprised of families, elderly, and disabled households.

Additionally, the Housing Authority applied for and received additional ARRA CFP funds in the amount of \$295,020 for the installation of photovoltaic solar cells at its Presidio Springs and Vista La Cumbre Senior Housing developments

2. Legal Aid Foundation will provide legal services for 350 low-income households residing in the low-income census tracts who need legal assistance in elder law, family law, public benefits and housing (uninhabitable, eviction, unlawful detainer, etc.).

**Table III
Funding Programs and Resources Reasonably Expected to
be Available:**

Funding Source	Amount
CDBG Entitlement	\$263,596
City General Fund	\$20,000
County General Fund	\$25,000
City of Carpinteria	\$8,000
Capital Fund Program (CFP)	\$833,213
Stimulus Act (ARRA) CFP Funds	\$1,113,178
ARRA CFP Funds	\$295,020

Geographic Distribution: Citywide

DH-2 Affordability for the Purpose of providing Decent Housing

Categories of Resident to be Assisted:

- Elderly/Frail Elderly
- Very Low Income
- Large Family
- Homeless
- Special Needs/Persons with Disabilities/AIDS diagnosed
- Female Heads of Households
- Renters
- Small Family
- Owners
- Low Income
- Moderate Income
- Minority Households

CDBG/HOME Entitlement/Repayment Funded Activities (See Table 3A):

DH-2.1 The City's Housing Rehabilitation Loan Program Multi Unit (HRLP) will rehabilitate 20 units of substandard multi-unit homes during the fiscal year. Special efforts such as targeted advertising will be conducted to obtain a minority participation in the program that is higher than that recorded in the census. Concentration in targeted neighborhoods in census tracts 8.01, 8.02, 9, 10, 11.02, and 12.04, where large numbers of low income, minority and persons with disabilities reside, will continue. Eliminating barriers in affordable housing to eliminate discrimination in housing is a part of the rehab strategy. Health and safety hazards are the main priorities of the program. Evaluating the energy efficiency of housing for lower-income households and achieving lower overall housing costs by reducing energy costs is also part of the program. Lead-based paint abatement is a component of the program and every house selected for rehab is tested. Elimination or encapsulation remedies are implemented if lead is detected. HRLP will also be providing code enforcement in the target neighborhoods. Program income generated by rehabilitation loan repayments will be reused by the HRLP.

DH-2.2 HOME new affordable housing acquisition and rehabilitation program will acquire and rehabilitate low-income and/or owner housing units (See Table 3A).

DH-2.3 HOME new affordable housing construction program will construct 16 low-income rental and homeowner housing units (See Table 3A). Construction is currently underway at Artisan Court, the City Housing Authority's development of 56 studio/efficiency units located in the downtown area, at 416-424 East Cota Street. The City of Santa Barbara is providing HOME funding and the City Redevelopment Agency is providing RDA funding. This funding assisted with the purchase of the land as well as construction of the new development. The other major funding sources for this development are the Low-Income Housing Tax Credit program and ARRA Loan Funds in the amount of \$11,767,777. The populations to be served are: 1) special-needs households (youth aging out of foster care and homeless/at risk of homelessness), and; 2) low-income downtown workers. The 56 studio units are 450 square feet each. Other project amenities will include free high-speed internet service to each unit, on-site supportive services, a community room, program office space and 40 on-site parking spaces. Construction completion and full occupancy is anticipated to occur by January 2011.

DH-2.4 HOME Security Deposit Assistance program will provide security deposit assistance to assist persons in securing permanent rental housing (See Table 3A).

DH-2.5 HOME Tenant-Based Rental Assistance program will provide rental assistance to homeless and special needs persons in order to secure permanent rental housing (See Table 3A).

The following table depicts the proposed use of 2010-2011 HOME Program funds.

	Total HOME	Rental	Owner	Match Use
New Construction	350,000	200,000	150,000	140,000
Acquisition - Rehab	140,000	70,000	70,000	80,000
Tenant-Based Rental Assistance	200,000	200,000	--	--
Home Rehabilitation (Objectives DH-1 and DH- 2)	87,655	87,655	--	--
HOME Admin	86,406	--	--	--
TOTAL	\$864,061	\$557,655	\$220,000	\$220,000*

* We have a substantial HOME match excess, so FY 2010 projects may or may not generate additional match income.

The \$350,000 will be used for acquisition and/or new construction of affordable housing. There will be approximately three new home ownership units developed in the fiscal year, with approximately one being a minority homeowner. The \$140,000 will be used for acquisition and rehabilitation of rental and/or homeowner units. The \$200,000 will be used for rental assistance to assist homeless persons and other special needs groups in securing permanent rental housing. The \$87,655 will be used to rehabilitate substandard multi-family units.

CHDOs and HOME

The City of Santa Barbara continues to work to identify CHDOs eligible for the 15 percent required set-aside, and to provide technical assistance in the requirements and opportunities presented by the HOME Program. Several nonprofit organizations

have been identified and utilized as CHDOs. The City will work with the organizations further when they identify specific projects for funding. The potential funding for CHDOs is identified in the following table.

Activity	Proposed Use of HOME Funds	Amount to CHDOs
Acquisition/New Construction	\$350,000	\$90,000
Acquisition - Rehabilitation	\$140,000	\$41,000

To date the City has assisted CHDOs by informing them of relevant HUD trainings, providing them written material explaining the requirements for Board membership and Bylaws, and providing technical assistance on projects. The City continues to expand its list of potential CHDOs.

Market Conditions

The local market conditions that lead to use of HOME funds for tenant based rental assistance are outlined in the City's Consolidated Plan under Housing Market Analysis and Homeless Needs Assessment of the Plan (i.e. high rents, large number on Housing Authority waiting list for Section 8, low vacancy rates). In addition, as noted in the Housing and Homeless Needs Assessment section, extremely low- and very low-income persons have a severe cost burden because they pay over 50% of their income for rent and they need financial assistance in order to keep their housing. Likewise, the Housing and Homeless Needs Assessment section indicates that homeless persons and special needs groups need rental assistance to help them get into housing. (see page 63 of Consolidated Plan).

Policies and Procedures

The City revised its Affordable Housing Policies and Procedures in January 2010, which assure that HOME funds will not be invested in an amount greater than that necessary to provide affordable housing. It also defines the affordability requirements to ensure continued affordability, which at a minimum meets the period of affordability for the HOME program. The City imposes affordability requirements for at least 90 years for both ownership and rental projects. To assure the continued affordability for this entire time, the City requires that a document be recorded to restrict the maximum rental or resale prices of the controlled units. These standards comply with HUD's resale requirements.

Minority Outreach Program

The City has updated its Minority Outreach Program to correspond with the HOME regulations. Specific actions to be taken will comply with 24 CFR Section 85.36(e). The City will:

1. Place qualified minority businesses and women's business enterprises on solicitation lists;
2. Assure that minority businesses and women's business enterprises are solicited whenever they are potential sources;
3. Divide total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by minority businesses and women's enterprises;
4. Establish delivery schedules, when feasible, which encourage participation by minority businesses and women's business enterprises;
5. Use the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce; and

6. Require prime contractors, if subcontracts are to be let, to take the affirmative actions specified herein.

Affirmative Marketing Requirements

The City has implemented an Affirmative Marketing Requirements for projects containing 5 or more HOME assisted units. This program is overseen by the Housing Programs Supervisor and includes advertising, on-site staff training, recordkeeping and application & selection process.

Types of Investments

The City invests HOME funds consistent with 24 CFR 92.205(b). The majority of investments consist of deferred payment loans or grants.

Non CDBG/HOME-Funded Activities

1. The City Housing Authority will provide 1,980 Section 8 Housing Choice Rental Vouchers to very low-income persons/families who are City residents as well as 100 units of assistance under the Shelter Plus Care Program. Both Programs are anticipated to be fully utilized at 100% occupancy during the City's Fiscal Year.

Additionally, the Housing Authority purchased a 47,485 sq. ft. (1.09 acres) property located at 512 Bath Street (AKA Bradley Studios) in downtown Santa Barbara. The acquisition of this development was made possible by a prior-year low interest deferred loan from the City Redevelopment Agency in the amount of \$4,800,000. The development plan for this property includes 53 studio apartments and one 2-bedroom manager's apartment. The populations to be served at this development will include a mix of low-income downtown workers and low-income special needs populations including those that are homeless or formerly homeless. The Housing Authority anticipates receiving development entitlements in August of 2010 and submitting a Low-Income Housing Tax Credit application to provide for the majority source of funds for construction. If the successful in obtaining the tax credits, the Housing Authority anticipates starting construction in March 2011.

Table IV
Funding Programs and Resources Reasonably Expected to
be Available:

Funding Source	Amount
HOME Program	\$777,655
HOME Repayment	\$50,000
CDBG Entitlement	\$53,000
Home Rehabilitation Loan Repayment/Program Income	\$250,000
Local Funds (Redevelopment)	\$5,200,000
Low-Income Housing Tax Credits	\$10,111,174
ARRA Loan Funds	\$1,656,604
Rental Vouchers	\$22,545,000

Geographic Distribution: Citywide

- 3. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.*

See the list of anticipated FY2010 funding for affordable housing activities in the answer above.

Needs of Public Housing

- 1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.*

Management and Operation of Public Housing

The Housing Authority of the City of Santa Barbara is a local public agency that provides safe, decent, and quality affordable housing and supportive services to eligible persons with limited incomes, through a variety of federal, state, local and private resources. The Housing Authority Commissioners are appointed by the City Council. In this section the City describes actions by the Housing Authority to improve the management and operation of public housing. It will also address efforts to improve the living environment of Housing Authority tenants.

The Housing Authority continues to operate a Resident Services Department which works with Housing Authority tenants to address their needs with respect to self-sufficiency, coordination of job training, educational efforts, youth activities, and home ownership counseling. Improved management and operation by the Housing Authority has begun and will continue as new ideas are developed into work plans. The Resident Services department seeks federal, state and local grant funding annually in order to facilitate the delivery of these services and activities. Additionally, a new affiliate non-profit, 2nd Story Associates, has been formed to seek additional funding opportunities for resident services programs.

The Housing Authority has developed its new Five-Year Action Plan for the period of April 1, 2009 through March 31, 2014. This Plan examines the community's affordable housing needs and charts the Authority's course to help address these needs by establishing measurable goals and objectives for improving operations and furthering its mission to provide affordable housing. In addition, HUD has a management tool known as the Public Housing Assessment System (PHAS). This is a rating system that targets program delivery, management operations in general and the physical condition of our public housing units. One component of this system is a random survey sent by HUD to a statistically valid sample of residents. This survey asks the tenants to rate the agency on several factors that include the physical maintenance of the units and developments, general security, customer satisfaction as to timeliness of work orders and resident involvement. Using the results of the survey, The Housing Authority is able to target specific areas that need attention.

Living Environment of Public Housing Residents

The Santa Barbara City Housing Authority has received national recognition for the excellent quality of its public housing stock.

The Housing Authority continues to upgrade and redesign site layout and landscaping at many of the Housing Authority units/projects. New drought tolerant plants and

shrubs continue to improve the living environment. The Housing Authority received \$833,213 for FY2009 from the standard Capital Fund Program (CFP) from HUD as well as an additional \$1,113,178 in CFP funds through the American Recovery and Reinvestment Act (ARRA). These funds will be used to significantly upgrade, rehab and enhance developments in the City. Related management improvements are also being implemented. The Housing Authority also makes extensive use of its Resident Council. Resident empowerment is high on the list of the Housing Authority objectives. It is being realized through both educational and programs, youth conferences, summer art programs for children, gardening projects and other youth activities.

Public Housing Resident Initiatives

In this section, the City describes the activities to be undertaken during the fiscal year in coordination with the local Housing Authority to encourage tenant involvement in management and efforts to encourage tenant participation in homeownership.

The Housing Authority applied for and was granted a renewal of its existing Shelter Plus Care Sponsor Based grant for FY2009.

In general the Housing Authority has empowered a Resident Council/Resident Advisory Board to serve as a focal point of information and feedback to the Housing Management and Property Development Departments. Periodic resident surveys are coordinated by the Resident Council to solicit valuable input from those who might not otherwise voice their opinions. The role of the Resident Council is invaluable as it affects current and future program/grant evaluation and development.

The Housing Authority is also operating a Family Self-Sufficiency Program (FSS). The Housing Authority currently has 144 participants on the FSS program and continues marketing efforts to increase FSS participation to 175 households during the next year. This program is designed to allow Section 8 participants and public housing tenants to move up and out of assisted housing. Of particular note is the fact that a high number of the Housing Authority's current FSS participants have set up their own businesses and pursued higher education and enhanced employment opportunities. To date, one-hundred-eighty (180) residents have graduated from the Family Self-Sufficiency program and thirty-nine (39) now own their own homes and another fifty-two (52) are off all forms of housing assistance. In addition, fifty-three (53) families own their own businesses.

The Housing Authority also has two tenant participants on the Housing Authority Commission/Board of Directors. The Housing Authority also will continue to coordinate a resident council for the tenants. The Housing Authority is also represented on the City's Community Development and Human Services Committee which oversees the CDBG funding process and recommends funding allocations to the City Council.

2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

N/A. The Housing Authority of the City of Santa Barbara achieved "High Performer" status from HUD for FY 2009 and expects to achieve the same rating for 2010.

Barriers to Affordable Housing

- 1. Describe the actions that will take place during the next year to remove barriers to affordable housing.*

Government regulation, while a necessary and inevitable activity, can have a limiting effect on attempts to provide affordable housing. This section identifies those public policies, rules, and regulations which have a negative impact on the availability of affordable housing. It outlines actions to remove or ameliorate those negative effects, as identified in the City's Analysis of Impediments to Fair Housing Choice. Table V, next page, lists the identified barriers to affordable housing.

**TABLE V
BARRIERS TO AFFORDABLE HOUSING**

BARRIER	DESCRIPTION	STRATEGY
MARKET		
High cost of land	Land costs of \$100-200 per sq. foot due to desirability of area for upper income.	Program to buy down cost of land for single and multi-family project. RDA, tax-exempt, CDBG, linkage and in lieu fees.
High market price/rents	Median price of single-family home is approximately \$800,000. Median rent is \$1,700 for 2-bedroom unit.	Moderate: Program to write down land cost for new construction results in overall lower housing units. Resale controls for subsidized units. Second mortgage program for units constructed with local subsidy. Mortgage revenue bonds when feasible. Low: Tax exempt and RDA subsidies for purchase of multi-family structures to lower rents. Rent subsidies through Section 8.
Low vacancy in low cost units	The lowest cost rental units have the most competition.	Rental: Buy market-rate projects for conversion to low income. New construction of low-income housing. Owner: New construction with subsidies/second mortgages.
PHYSICAL		
Limited land available	Geographic barriers and political boundaries limit land availability.	Infill projects where possible. Government surplus land conversion to housing. Preserve residential land. High density if appropriate.
Age of housing stock	Housing stock in older community in danger of being lost to marketplace.	Housing rehab program.
INSTITUTIONAL		
High construction standards	Some standards, such as unit size, exceed minimum health and safety needs.	Consider lowering standards, such as has already been done for parking requirements for seniors and minimum unit size for supportive housing. Provide subsidies to compensate for added cost.
Zoning	Some residential areas zoned commercial. Present zoning already allows mixed use, high density for affordable.	Preserve residential areas through residential zoning. Use provisions facilitating affordable (see social/political).
Continuing decline in non-local sources of housing funds.	Tax law changes, decline in Federal and State programs limit available assistance.	Continue attempt to expand sources of funds for housing through new and innovative programs. Support tax law changes.
SOCIAL/POLITICAL		
NIMBY/ Exclusivity	Vote in 1970's limited City population. Some neighborhood resistance to higher density.	Consider allowing higher densities in excess of City population limit for affordable housing.
Locational factors	Older parts of town have highest accumulation of low income.	Continue policy of scattered site development of affordable housing.

High Cost of Land (Housing)

The high cost of land and housing has been documented in the 2010–2014 Consolidated Plan. To help with this, **the City will continue to operate programs that provide financial assistance to buy down the cost of land.** The program will assist both single and multi-family projects. Funds from the City Redevelopment Agency, HOME and Community Development Block Grant will be used.

High Market Price for Homes and Rentals

Both low and moderate-income persons/families will be assisted through the use of Redevelopment Agency subsidies. Low-income persons/families will be assisted by providing subsidies to assist in the purchase of multi-family structures. Through the purchase or development of multi-family structures, rents can be lowered and the units rented through Section 8. Writing down land cost for new construction will assist moderate income. This will result in overall lower housing costs. Through the use of resale controls, subsidized units will continue to be available to moderate income for many years.

Low Vacancy Rates in Low Cost Units.

The City will continue to make Redevelopment Agency funds available for projects that involve buying market-rate projects for conversion into low-income rental units.

Limited Land Available

The City will continue to encourage infill projects where they are possible and appropriate. Any government land that is identified as surplus will be made available to affordable housing first, and only sold to the general public if there is no interest from the housing providers. Zoning will be used to help preserve residential land, and higher densities will be explored, including bonus density, in various areas proximate to downtown and transportation corridors.

Age of Housing Stock

The City will continue to operate the Home Rehabilitation Loan Program. Single and multi-family structures will be upgraded. The rehabilitated units will prevent affordable housing units from being lost to the market place by allowing the low-income people living in the units to continue to live in safe and decent housing.

High Construction Standards

The City has adopted and enforces the Uniform Building Code, the National Electric Code, the Uniform Mechanical Code, and the Uniform Plumbing Code which ensure that all housing units are built to specified standards. Some standards, such as unit size, exceed minimum health and safety needs while increasing the cost of construction. **In order to help keep down housing costs and to make the construction of affordable housing more appealing to developers, the City will consider lowering standards, as has already been done for parking requirements for seniors and minimum unit size for supportive housing.**

Zoning

Many residential areas are threatened with the possibility of slowly being converted to commercial use, since the City's present zoning ordinance allows for mixed use of land in several residential neighborhoods. **The City will attempt to preserve**

these areas by designating them residential and by encouraging residential in commercial areas.

Zoning which limits the density of housing units presents another barrier to affordable housing. Restricting the number of units which can be built on a particular piece of land means that high land costs must be absorbed by fewer housing units than might otherwise be economically feasible. This causes the cost of an individual unit to rise. Allowing higher density would permit the private market to develop housing at a lower cost per unit; however, higher density does not necessarily result in lower-priced units, as the housing market determines the price at which a unit will sell. **The City, through its Bonus Density Program, will allow increased density in return for price/rent controls on some or all of the units in a development. Granting bonus density units to projects can reduce the costs per unit significantly and allow the development of some or all of the units as affordable to low or moderate income households.**

Decline in Non-Local Sources of Housing Funds

Changes in the tax laws, in addition to a decline in federal and state programs that provide funding for affordable housing, have limited the amount of assistance available for housing activities. **The City will attempt to expand sources of housing funds through new and innovative programs and will support tax law changes.**

NIMBY/Exclusivity

The City will continue to allow higher densities to make affordable housing feasible, while also continuing to require high standards of construction and design to fit projects into established neighborhoods.

Locational Factors

Clustering of affordable projects in particular neighborhoods will be discouraged. Policies to require scattered site development will continue to guide the location of affordable housing sites.

HOMELESS

Specific Homeless Prevention Elements

- 1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.*

One of the City's long-term strategic objectives is specific to preventing and ending homelessness.

SL-1 Accessibility for the Purpose of Creating Suitable Living Environments

Categories of Resident to be Assisted:

- Homeless
- Homeless with Children
- Low Income
- Special Needs
- Elderly
- Frail Elderly
- Disabled (mental, physical, developmental, dually diagnosed)
- Persons Diagnosed with AIDS and Their Family
- Persons Threatened with Homelessness

CDBG/HOME Entitlement/Repayment Funded Activities (See Table 3A):

SL-1.1 Casa Esperanza will operate a homeless day center, a 70-bed transitional shelter and 30-bed emergency shelter. The Center will provide services and outreach for approximately 1,600 homeless persons to help them reach their potential and attain permanent housing.

SL-1.2 Catholic Charities will assist 2,100 homeless and at-risk for homelessness by providing financial assistance, supportive social services (budget counseling, food, etc.) and case management to move them towards self-sufficiency. Many clients are minority households with large families.

SL-1.3 Noah's Anchorage Youth Shelter will provide temporary housing and crisis intervention services to 200 homeless, runaway or disenfranchised youth.

SL-1.4 Domestic Violence Solutions for S.B. County –Emergency Shelter will serve approximately 150 battered female heads-of-households and their children. Temporary shelter, supportive services and transitional assistance will be provided.

SL-1.5 Transition House Comprehensive Services will provide 375 homeless families and persons with emergency shelter, transitional housing, meals, childcare, money-management assistance and job assistance at their three-stage housing program.

Prevention Activities:

1. Housing Rehabilitation Loan Program - Homeless Prevention (Identified in objective DH-1 and DH-2).

2. The Rental Housing Mediation Task Force will serve approximately 1,450 persons at risk of becoming homeless. RHMTF will provide information and mediation services to anyone in a rental-housing situation (Identified in objective DH-1).

3. The City's Fair Housing/Discrimination Program will respond to approximately eight inquiries and investigate reported cases of discrimination. Outreach to very low-income persons, who meet federal preference, will be conducted (Identified in objective DH-1).

Non CDBG/HOME-Funded Activities

Prevention Activities:

1. Legal Aid Foundation will provide legal representation to 350 low-income clients living in the City including homeless prevention services (Identified in objective DH-1).

2. Transition House Homelessness Prevention will provide computer education, GED and ESL services to 450 very low-income persons at-risk of homelessness.

3. People's Self-Help Housing – Supportive Housing Program will provide social services to 70 low-income residents of their housing programs (families with children and formerly homeless individuals) to help prevent failure in permanent tenancy.

Emergency Shelter:

4. Santa Barbara Foul Weather Homeless Project will serve approximately 200 persons per night from December 1, 2010 to March 31, 2011. Cots, hot meals and social services will be provided.

5. AIDS Housing Santa Barbara will provide facilities for special needs low-income persons diagnosed with AIDS or other life-threatening conditions. Full supportive services will be provided in a complete care residential home serving 70 people per year.

6. WillBridge will provide a safe haven as an alternative to incarceration for 26 chronically homeless, mentally ill adults.

Transitional Housing:

7. Domestic Violence Solutions for S.B. County – Second Stage will provide long-term (18 month) transitional housing for 55 battered women and their children.

8. Hotel de Riviera will provide safe transitional housing with supportive services for 55 dually diagnosed homeless individuals.

9. St. Vincent's – PATHS will provide transitional housing and services for 110 women and children to allow them to gain independence from welfare.

10. New Beginning Counseling Center will provide case management services for 850 homeless persons at Casa Esperanza, New Faulding Hotel, Hotel de Riviera, WillBridge and Salvation Army, and the RV Safe Parking Project.

11. Casa Serena will provide treatment to 90 low-income women struggling with diseases of alcoholism & drug addiction at one of Casa Serena's three recovery homes.

Permanent Supportive Housing:

12. New Faulding Hotel will provide social service case management to prevent failure in permanent tenancy for its 78 marginalized residents.

13. Housing Authority - HOME Assistance/Section 8 set asides (Identified in objective DH-2).

Other Supportive Activities:

14. Storyteller Children's Center will provide free childcare for 100 children age 18 months to 6 years for homeless or at-risk families so they may work, get an education and save money to get them into housing.

15. Community Kitchen will provide daily hot meals for 1,975 low-income, mostly homeless, persons.

16. Santa Barbara Neighborhood Clinics – Dental Care for the Homeless will provide no-cost dental care to 150 homeless individuals.

17. Bringing Our Community Home, which implements the 10-Year Plan to End Chronic Homelessness, will continue to have a discharge planner to work with homeless persons released from jail and will also work with street-outreach workers to maximize existing resources.

18. Council on Alcoholism and Drug Abuse – Project Recovery Detox Center will provide a residential detox program to 275 homeless and unemployed individuals.

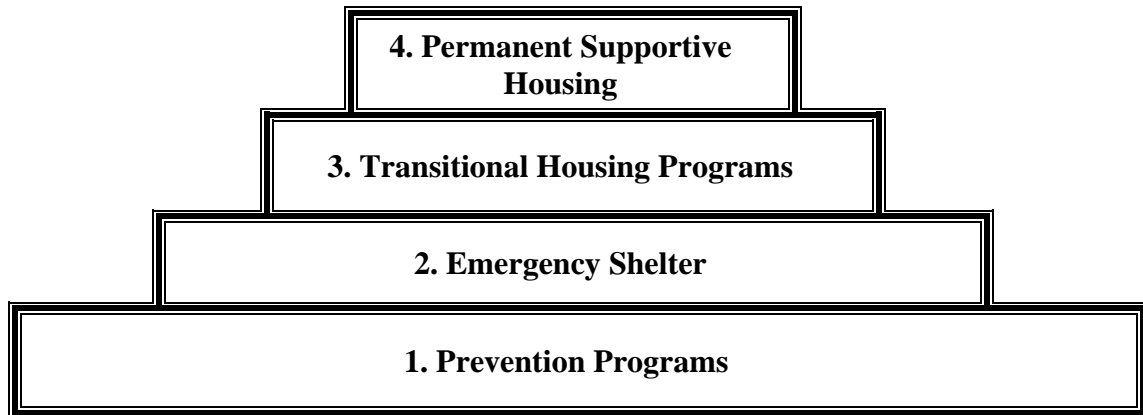
Table VI
Funding Programs and Resources Reasonably Expected to
be Available: (Funds listed in objective DH 1 and DH 2 are
not included.)

Funding Source	Amount
CDBG Entitlement	\$174,541
City General Fund	\$296,332
County General Fund	\$159,453
HUD Continuum of Care	\$453,803

Geographic Distribution: Citywide.

2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

The City's goal is to have a seamless continuum of care for the homeless. The City is implementing a multi-pronged effort, as shown in the following page, to provide adequate housing and social services to this very vulnerable segment of our community. The City will take the following actions: 1) prevent low income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless; 2) address emergency shelter and transitional housing needs of homeless individuals and homeless families; 3) help homeless persons make the transition to permanent housing; and 4) support organizations that provide permanent supportive housing. Outreach and assessment is conducted by each individual program.



1. The City helps **prevent low-income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless** through programs listed in objectives DH-1, DH-2 and SL-1. Programs, such as the Housing Rehabilitation Loan Program, the Rental Housing Mediation Task Force, Fair Housing Enforcement Program, Legal Aid, Transition House, People's Self-Help Housing, and Catholic Charities all have substantial programs to assist in homeless prevention. Catholic Charities provides small financial grants to help families meet financial obligations in an effort to prevent homelessness. Transition House developed a homelessness prevention program to assist very low-income households increase their earning potential and improve their household finance management. People's Self-Help Housing provides social services to low-income residents of their housing programs to help prevent them from becoming homeless. The Housing Rehabilitation Loan Program rehabilitates substandard single-family homes and multi-family buildings to prevent homelessness. The Rental Housing Mediation Task Force (RHMTF) assists and/or mediates any problem for any person in a rental housing situation to prevent the possibility of displacement/homelessness. Fair Housing Enforcement Program investigates reported cases of housing discrimination and educates the public on housing rights and responsibilities. Legal Aid provides legal services regarding uninhabitable residences, evictions, and unlawful detainers. In addition, the City of Santa Barbara is the lead agency in a three year Homeless Prevention and Rapid Re-Housing collaborative which includes Transition House, Catholic Charities, Legal Aid Foundation and RHMTF for prevention assistance and Casa Esperanza for rapid re-housing.

2. The City has and will continue to address **emergency shelter and transitional housing needs** of homeless and homeless families through support of homeless programs such as: Foul Weather Emergency Homeless Shelter for emergency shelter during the harsh winter months; Casa Esperanza for emergency medical beds, temporary and transitional, and social services; Transition House for emergency shelter - temporary and transitional, meals, childcare and job assistance; Domestic Violence Solutions for temporary shelter, supportive services and transitional assistance for homeless battered women; AIDS Housing, Santa Barbara (Sarah House) for full supportive services in a complete care residential home for special needs persons with AIDS and terminal illnesses; Noah's Anchorage Youth Shelter for

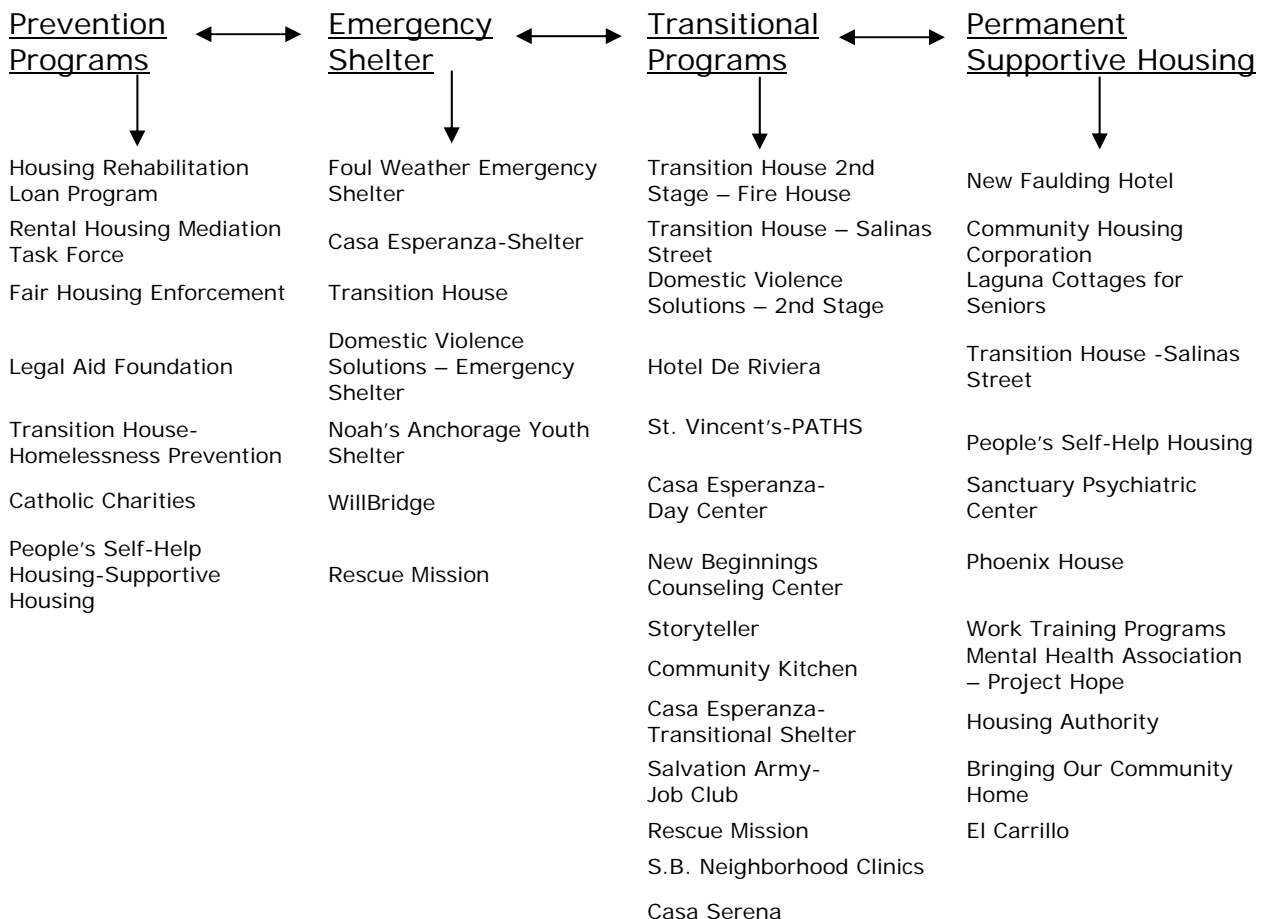
temporary housing and crisis intervention services for homeless, runaway or disenfranchised youth; and WillBridge for temporary shelter as an alternative to incarceration for those with mentally illness. The Rescue Mission also provides emergency shelter 10 days per month per individual.

3. The City **helps homeless persons make a transition to permanent housing** through supportive programs. The main annual goal will be the operation of a 60-bed transitional homeless facility operated by Transition House. The facility offers a full range of homeless transitional services (housing, jobs, medical, child day care). People who graduate from this program go to the "Fire House" where they continue learning life skills, such as budgeting, and save for first and security deposits for permanent housing. Transition House also has an 8-unit apartment building that will be expanded with an additional 8 units to be used as the next transitional step for their clients who graduate from the Fire House Second Stage program to permanent housing. The City is also supporting the Domestic Violence Solutions Second Stage Program that provides transitional housing for battered women and their children for up to 18 months, the Hotel de Riviera that houses dual-diagnosed homeless persons and transitions them into permanent housing and St. Vincent's PATHS program that provides transitional housing and supportive services for women with children to help them move from welfare to work and self-sufficiency. Supportive programs including Casa Esperanza Day Center for basic human services and supportive services, New Beginnings Counseling Center for case management, Storyteller for childcare, the Community Kitchen for meals and S.B. Neighborhood Clinics for dental care for the homeless are funded by the City of Santa Barbara. Other programs in the community that help people transition into permanent housing include the Casa Esperanza Transitional Shelter Program, Salvation Army Job Club Program, Casa Serena and the Rescue Mission. The Housing Authority of the City of Santa Barbara also provides permanent housing for those transitioning from homelessness. In an effort to meet the need for transitioning homeless persons to permanent housing, this City supports applications for McKinney Supportive Housing Grant funds. **Non-homeless persons with special needs categories are also identified in objectives DH-1, DH-2, SL-1 and SL-3.** Groups identified include the elderly, AIDS diagnosed, victims of domestic violence, disabled (physical, mental, developmentally), frail elderly, alcohol and drug addiction.

4. The City supports organizations that provide **permanent supportive housing** including the New Faulding Hotel for individuals and other programs through the Housing Rehabilitation Loan Program (identified in objectives DH-1 and DH-2) and the Affordable Housing Program (identified in objective DH-2 and SL-1). Assisted entities include the Community Housing Corporation for individuals, Laguna Cottages for Seniors, Transition House for families, People's Self-Help Housing Corporation for families, Sanctuary Psychiatric Center for dual diagnosed substance abuse and mentally ill, Phoenix House for severely mentally ill, Mental Health Association for mentally ill individuals, Work Training Programs for persons with disabilities and Housing Authority for homeless individuals (including chronic homeless). Brining Our Community Home is implementing the 10-Year Plan to End Chronic Homelessness. Its goal is to successfully house chronically homeless individuals utilizing a supportive housing model. They are also coordinating existing programs and projects (both public and private) throughout Santa Barbara County by enhancing the programs that work, amending inefficient programs or delivery of services and reducing duplication of services. The City anticipates supporting other permanent supportive housing projects as the Plan continues.

These programs, as well as others listed in the Action Plan and Table VII below, create our seamless continuum of care for the homeless population in Santa Barbara.

TABLE VII
City of Santa Barbara
Homeless Continuum of Care



3. *Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.*

The City has worked closely with the County of Santa Barbara, three other cities in the County and many community members to support our Ten-Year Plan to End Chronic Homelessness, called *Bringing Our Community Home*. The organization has been operational since late 2007. It has a 30-member Governing Board, made up of government and non-profit service providers, business leaders, members of the faith-based community, homeless representatives and elected officials. Its fiscal umbrella is Casa Esperanza Homeless Shelter. Additional Action Steps to be taken in FY2010 include:

- A discharge planner will continue to work with homeless jailed inmates being released from jail;

- Serve as the facilitator to bring street-outreach teams into a collaborative with the Police Department to maximize resources;
- Work with housing developers and supportive-services providers to increase the number of supportive housing placements; and
- Continue to coordinate existing programs and projects by enhancing programs that work, amending inefficient programs or delivery of services and reducing duplication of services.

4. *Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.*

The City helps **prevent low-income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless** through programs listed in objectives DH-1, DH-2 and SL-1. Programs, such as Housing Rehabilitation Loan Program, Rental Housing Mediation Task Force, Fair Housing Enforcement Program, Legal Aid, Transition House, People's Self Help Housing and Catholic Charities all have substantial programs to assist in homeless prevention and will be funded during FY2010. See objectives DH-1, DH-2 and SL-1 above for descriptions and amounts.

5. *Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.*

Discharge Coordination is an integral part of *Santa Barbara County's Ten-Year Plan to End Chronic Homelessness*. Bringing our Community Home secured City and County funds in 2009 to hire a discharge planner. The jail discharge planner coordinates with street outreach teams, City Police, County Sheriffs, and CHP officers to ensure that all arrested homeless persons are contacted while in jail and introduced to the program. The planner works with each homeless inmate, their case worker (if they have one), jail medical and mental health staff, and potential housing destinations, including shelters, treatment programs, sober living homes, transitional housing programs and permanent housing sites, to determine appropriate services and placement after being discharged from jail.

COMMUNITY DEVELOPMENT

Community Development

1. *Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.*

Community development needs include a wide variety of neighborhood facilities such as child care centers and youth activity centers, improvements to parks and public spaces, human services to support physical development activities, and economic development.

2. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.*

**Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.*

One of the City's long-term strategic objectives is specific to community development and another one is specific to economic development. See the long-term and short-term objectives below:

SL-3 Sustainability for the Purpose of creating Suitable Living Environments

Categories of Resident to be Assisted:

- Homeless
- Female Heads of Households
- Renters
- Elderly
- Very Low Income
- Low Income
- Small Family
- Large Family
- Special Needs/Persons with Disabilities (mental, physical, developmental)
- Moderate Income
- Minority Households

CDBG/HOME Entitlement/Repayment Funded Activities:

SL-3.1 City of Santa Barbara Target Area Neighborhood Improvement Program will install sidewalks and access ramps in low- and moderate-income neighborhoods in the City's East and West sides to provide neighborhood residents with improved accessibility; will install air conditioning units at two community centers where seniors receive services and hold activities; will rehabilitate the restrooms of Ortega Park; will create a teen center at the Franklin Community Center; and will improve safety at Cabrillo Ballfield by installing a chain link fence around the bleachers and restrooms.

Girls Incorporated will repaint the exterior wood trim of the center's two buildings to provide improved facilities for disadvantaged girls attending the center's after-school and summer programs.

Santa Barbara Neighborhood Clinics will provide low-income patients with improved facilities by replacing the worn and damaged floor in the Westside Clinic.

Channel Islands YMCA, Noah's Anchorage, will perform necessary maintenance, repairs and upgrades to the home to improve the shelter for homeless and disenfranchised youth.

United Boys and Girls Club will convert an existing room into a music room to provide participants with music instruments, instruction, and tools to create their own music.

Table VIII
Funding Programs and Resources Reasonably Expected to be Available:

Funding Source	Amount
CDBG Entitlement	\$478,344
CDBG Reprogrammed Funds	\$76,564

Geographic Distribution: Citywide

EO-2 Affordability for the Purpose of Creating Economic Opportunities

Categories of Resident to be Assisted:

- Very Low Income
- Low Income
- Small Family
- Large Family
- Special Needs/Persons with Disabilities
- Renters
- Female Heads of Households
- Minority Households

CDBG/ HOME Entitlement/Repayment Funded Activities:

1. Community Development Loan Fund will be operated by Women's Economic Ventures to provide micro-enterprise assistance including training, capital and technical assistance for 200 low to moderate-income persons. Approximately three small business loans will be made to persons who do not qualify for conventional bank loans. CDBG will support program operation. CDBG previously provided seed money to help establish the \$300,000 fund.

Table IX
Funding Programs and Resources Reasonably Expected to be Available:

Funding Source	Amount
CDBG Entitlement	\$25,000
Private Banks	\$478,000

Geographic Distribution: Citywide.

Antipoverty Strategy

1. *Describe the actions that will take place during the next year to reduce the number of poverty level families.*

The City of Santa Barbara's anti-poverty strategy includes both policy initiatives that address structural causes of poverty, and the funding of economic and social programs that enable low-income clients to move towards self-sufficiency and end the cycle of poverty. This is enabled through funding and management of the City's Human Services grants and related programs.

The City's goal in this regard is to ensure that an individual or family has enough income, as well as knowledge, personal skills, and support systems necessary to secure safe and affordable housing, obtain quality child care, fulfill education and employment goals, access physical and mental health services, save money for future needs, obtain nutritious food and acquire basic necessities such as clothing, and build strong, stable families. The City will continue to focus on self-sufficiency as its primary anti-poverty approach through the Consolidated Plan, by administering existing programs and implementing initiatives for new human service programs.

A relatively new City-wide initiative involves a gang activity reduction strategy. Noting the high correlation between the rate of poverty and low per-capita income with the concentration of crime activity, the City must target low-income families with the assistance they need, in home and at school, to curtail the negative effects of gang-related activity on the individuals involved and the community at large. Those living in low-income families are more frequently being exposed to violence, either as a victim or as a witness. Exposed individuals show symptoms of Post Traumatic Stress Disorder and clinical depression.

Youth development programs must be included with support programs to enable these families to earn enough income to become stable. Immediate action is needed in the poorest households, and there is a need for better coordination of programs to strengthen their impact and maximize resources.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-Homeless Special Needs

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.*

Non-homeless Special Needs are included in the City's long-term strategic objective specific to preventing and ending homelessness, see Homeless section above. Groups identified include the elderly, persons with HIV/AIDS, victims of domestic violence, disabled (physical, mental, developmentally), frail elderly, and persons with an alcohol or drug addiction (also see Table 1C of the Consolidated Plan). Specific activities related to non-homeless special needs are detailed in the objectives in the above sections of the Action Plan.

- 2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.*

Non-homeless Special Needs are included in the City's long-term strategic objective specific to preventing and ending homelessness. See Homeless section above. The resources reasonably expected to be available to address non-homeless special needs are included in Table I, above.

OTHER NARRATIVES/ATTACHMENTS

Include any Action Plan information that was not covered by a narrative in any other section.

Affirmatively Further Fair Housing Policy and Procedures

Results of Analysis of Impediments to Fair Housing (See the City of Santa Barbara's Analysis of Impediments to Fair Housing Choice for detailed information).

- The City of Santa Barbara continues to need comprehensive Fair Housing services that include intake, testing and negotiation.
- There is a continuing need for education among county tenants and landlords regarding Fair Housing laws and special populations (i.e. physically and mentally disabled, large families, child-care providers, Section 8 tenants).
- There continues to be a need for Fair Housing Enforcement Program activities with an emphasis on education regarding disability accessibility.
- There is a critical need for affordable housing.
- Affordable and decent housing for large households is needed preferably near community services.
- More handicapped accessible housing is needed.
- There is a need for permanent supportive housing for chronically homeless persons.
- Rehabilitation of existing affordable older housing stock is needed to maintain housing choice.
- City review boards need to shorten the review time and reduce burdensome requirements on housing development.

Measurable Goals for Fiscal Year 2010-2011:

1. The City of Santa Barbara will **fund and strengthen its Fair Housing Enforcement Program.**

- This program will respond to, and investigate if necessary, approximately eight complaints from the public.
- Brochures and information packets for landlords and tenants will be distributed throughout the City of Santa Barbara.
- Advertising and outreach education will be conducted on the local public access television channel, the City of Santa Barbara's Web Page, City Council and County Board of Supervisors meetings, the local rental property association meetings, local newspapers and various presentations.

2. The City of Santa Barbara will **maintain and improve its Rental Housing Mediation Task Force Program.**

- The RHMTF will target seven landlords for Fair Housing education on housing rights and landlord/tenant responsibilities.
- The program will serve approximately 1,450 people with housing-related problems.

3. The City of Santa Barbara will **provide funds for agencies that further Fair Housing.**

- Legal Aid will be funded through Human Services to provide legal assistance

- in housing, family law, domestic violence, public benefits, and civil rights for 350 low-income families and individuals.
- The City will fund four child-care programs with the specific intent to allow parents, especially from large family and minorities, a chance to work so they can afford housing.
 - The City will fund a local non-profit, Women's Economic Ventures, to maintain a loan pool for those without access to conventional lending institutions. WEV works with many local banks in this endeavor. The jobs created are for low/moderate income persons. Approximately 6 business loans will be made. The jobs created will allow persons and families to better afford housing.
4. The **Joint Cities/County Affordable Task Group will hold twelve meetings to further develop affordable housing on a Countywide basis.** This group consists of the county's local non-profits and cities.
 5. The City of Santa Barbara will **operate and fund the Housing Rehabilitation Loan Program in order to maintain affordable housing stock,** especially for minorities and women. Approximately 25 housing units will be rehabilitated.
 6. The City will **work with local CHDO's, housing non-profit agencies and the housing authority to develop affordable housing utilizing CDBG, HOME and Redevelopment funds.**
 7. In an effort to create more housing, the City will **attempt to undertake a demonstration project to create a special zone in the city for mixed-use residential/office buildings.**
 8. The City will **maintain and fine-tune their new computer application procedures to streamline the permit review process** that will reduce time and save money and thereby reduce the cost of housing.
 9. The City will **maintain its policy of scattered site development.** This means that affordable housing project developers will be encouraged to build in non-low income neighborhoods, preferably new community services.
 10. The City will **require all new housing developments to meet handicapped accessible standards.** A separate committee, with at least one disabled person on it, will review development plans for all new construction to ensure compliance with standards.
 11. The **Housing Authority of the City of Santa Barbara will maintain a work training program for low-income minority youth in order for the youth to gain valuable employment skills** in order to be able to afford housing.
 12. The City will **work with the County of Santa Barbara on a comprehensive homeless grant for HUD Continuum of Care funds** to be utilized to access housing for homeless persons as well as the **Ten-Year Plan to End Chronic Homelessness.**
 13. The City will **nurture relationships with private foundations** to fund additional Fair Housing and related programs.
 14. The City will **fund the Independent Living Resource Center** to assist disabled

persons to secure affordable accessible housing and to educate landlords on the benefits of retrofitting rental units to make them accessible to persons with disabilities.

15. The City staff will **encourage review boards to reduce the amount of review and streamline the review process to reduce the cost of housing.**

GLOSSARY OF TERMS

This glossary contains definitions for a short list of terms used in the Consolidated Plan and Action Plan. Some of the definitions and terms are unique to the City of Santa Barbara. Others are standard housing terms used consistently in most CP. This list of terms is not meant to be exhaustive. The list is provided to assist readers who may be unfamiliar with local and statewide housing issues.

Affordable Housing:

Affordable housing is generally defined as housing where the occupant is paying no more than 30 percent of his gross income for gross housing costs, including utility costs.

AIDS and Related Diseases:

The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

Alcohol/Other Drug Addiction:

A serious and persistent alcohol or other drug addiction that significantly limits a person's ability to live independently.

Annexation:

The incorporation of a land area into an existing City, e.g. Santa Barbara, with a resulting changes in the boundaries of that City.

Approved Projects:

Proposed development projects, which have received discretionary approval such as ABR or Planning Commission approval, but have not received a building permit.

Area Median Income:

The figure from which eligibility for very low, low and moderate income housing is calculated. The area median income is revised periodically by the U.S. Department of Housing and Urban Development.

Assisted Household or Person:

For the purpose of specifying one-year goals for assisting households or persons, a household or person is assisted if, during the coming Federal fiscal year, they will benefit through one or more programs included in the jurisdiction's investment plan. A renter is benefited if the person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance. An existing homeowner is benefited during the year if the home's rehabilitation is completed. A first-time homebuyer is benefited if a home is purchased during the year. A homeless person is benefited during the year if the person becomes an occupant of transitional or permanent housing. A non-homeless person with special needs is considered as being benefited, however, only if the provision of supportive services is linked to the acquisition, rehabilitation, or construction of a housing unit and/or the provision of rental assistance during the year. Households or persons who will benefit from more than one program activity must be counted only once. To be included in the goals, the housing unit must, at a minimum, satisfy the HUD Section 8 Housing Quality Standards (see 24 CFR Section 882.109).

Bonus Density:

Additional development which is permitted to be built on a property beyond what is allowed by the current zoning of that property. Projects including bonus density units are required by the City to contain affordable units.

Buildout:

The point at which the total number of dwelling units that exist is equal to the total number of dwelling units that is allowed by the Zoning Ordinance. Santa Barbara will be built out when the number of dwelling units reaches approximately 40,000 units.

Double-up:

When unrelated individuals share housing because of high rental rates.

Chronically Homeless:

An unaccompanied homeless individual with a disabling condition that has been continually homeless for a year or has had four episodes of homelessness in the past 3 years.

Committed:

Generally means there has been a legally binding commitment of funds to a specific project to undertake specific activities.

Concentration of Ethnic Minorities:

Census tract areas with over 50% or more minority population.

Concentration of Low Income:

Census tract areas with 59% of the population having low/moderate income.

Consistent with the CP:

A determination made by the jurisdiction that a program application meets the following criterion: The Annual Plan for that fiscal year's funding indicates the jurisdiction planned to apply for the program or was willing to support an application by another entity for the program; the location of activities is consistent with the geographic areas specified in the plan; and the activities benefit a category of residents for which the jurisdiction's five-year strategy shows a priority.

Cost Burden > 50% (Severe Cost Burden):

The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Cost Burden > 30%:

The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Disabled Household:

A household composed of one or more persons at least one of whom is an adult (a person of at least 18 years of age) who has a disability. A person shall be considered to have a disability if the person is determined to have a physical, mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration, (2) substantially impeded his or her ability to live independently, and (3) is of such a nature that the ability could be improved by more suitable housing conditions. A person shall also be considered to have a disability if he or she has a developmental disability as defined in the Developmental Disability Assistance and Bill of rights Act (42 U.S.C. 6001-6006). The term also includes the surviving member or members of any household described in the first sentence of this paragraph who were living in an assisted unit with the deceased member of the household at the time of his or her death.

Downzoning:

A reduction of the maximum intensity or density of a use permitted on a parcel through changes in the Zoning Ordinance. Downzoning may include the imposition of more rigid construction standards, limitation on size or number of units or restrictions on allowed uses.

Economic Independence and Self-Sufficiency Programs:

Programs undertaken by Public Housing Agencies (PHAs) to promote economic independence and self-sufficiency for participating families. Such programs may include Project Self-Sufficiency and Operation Bootstrap programs that originated under earlier Section 8 rental certificate and rental voucher initiatives, as well as the Family Self-Sufficiency program. In addition, PHAs may operate locally developed programs or conduct a variety of special projects designed to promote economic independence and self-sufficiency.

Elderly Household:

For HUD rental programs, a one or two person household in which the head of the household or spouse is at least 62 years of age.

Elderly Person:

A person who is at least 62 years of age.

Environmental Impact Report:

A detailed statement prepared under the California Environmental Quality Act (CEQA) describing and analyzing the significant environmental effects of a project and discussing way to mitigate or avoid the effects.

Existing Homeowner:

An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

Family Self-Sufficiency (FSS) Program:

A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources to provide supportive services, to enable participating families to achieve economic independence and self-sufficiency.

Family:

See definition in 24 CFR 812.2 (The National Affordable Housing Act definition required to be used in the CP rule differs from the Census definition). The Bureau of Census defines a family as a householder (head of household) and one or more other persons living in the same household who are related by birth, marriage or adoption. The term "household" is used in combination with the term "related" in the CP instructions.

Federal Preference for Admission:

The preference given to otherwise eligible applicants under HUD's rental assistance programs who, at the time they seek housing assistance, are involuntarily displaced, living in substandard housing, or paying more than 50 percent of family income for rent. (See, for example, 24 CFR 882.219).

First-Time Homebuyer:

An individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home that must be used as the principal residence of the homebuyer, except that any individual who is a displaced homemaker (as defined in 24 CFR 92) or a single parent (as defined in 24 CFR 92) may not be excluded from consideration as a first-time homebuyer on the basis that the individual, while a homemaker or married, owned a home with his or her spouse or resided in a home owned by the spouse.

Floor Area:

Floor area is the area included within the surrounding exterior walls of a building or portion of a building, exclusive of the area occupied by the surrounding walls, vent shafts and courts, or areas or structures used exclusively for parking. Nonhabitable areas used exclusively for regional public utility facilities shall not count toward the calculation of floor area.

Floor Area Ratio (FAR):

The FAR is expressed as the ratio of floor area to total square footage of a parcel. FAR's indicate the maximum intensity of development on a parcel (e.g., if there are 2,000 square feet of building area on 1,000 square feet of land, the FAR is 2.0).

FmHA:

The Farmers Home Administration or programs it administers.

For Rent:

Year-round housing units which are vacant and offered/available for rent. (U.S. Census definition)

For Sale:

Year-round housing units which are vacant and offered/available for sale only. (U.S. Census definition)

Frail Elderly:

An elderly person who is unable to perform at least 3 activities of daily living (i.e. eating, dressing, grooming, and household management activities). (See 24 CFR 889.105.)

General Obligation Bond:

A bond issued to finance some public acquisition or improvement, which is backed by the full faith and credit of the General Fund even if repayment is made from project revenues.

Granny Units:

(See Secondary Dwelling Units).

Group Quarters:

Facilities providing living quarters that are not classified as housing units. (U.S. Census definition). Examples include: prisons, nursing homes, dormitories, military barracks, and shelters.

HOME:

The HOME Investment Partnership Program, which is authorized by Title II of the National Affordable Housing Act.

Homeless Youth:

Unaccompanied person 17 years of age or younger who is living in situations described by terms "sheltered" or "unsheltered".

Homeless Family:

Family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18.

Homeless Individual:

An unaccompanied person 18 years of age or older who is living in situations described by terms "sheltered" or "unsheltered".

Household:

One or more persons occupying a housing unit (U.S. Census definition). See also "Family".

Housing Problems:

Households with housing problems include those that: (1) occupy units meeting the definition of Physical Defects; (2) meet the definition of overcrowded; and (3) meet the definition of cost burden greater than 30%.

Housing Unit:

An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as separate living quarters. (U.S. Census definition)

Illegal Units:

A building or portion thereof designated or occupied for residential purposes including one family, two family, and multiple family dwellings which has not received the proper discretionary approvals and/or building permits or may not meet the zoning code requirements necessary for the structure.

Inclusionary Affordable Housing Requirements:

A requirement that a specific percentage of the units in a new housing development be reserved for occupancy by low and/or moderate income households only.

Infill Area:

Scattered vacant sites within a developed area, or unincorporated city.

Infrastructure:

Facilities and services, such as streets, parking lots, water lines, libraries, schools, parks, Police and Fire Departments needed to sustain industry, residential and commercial activities.

Institutions/Institutional:

Group quarters for persons under care or custody. (U.S. Census definition)

Large Related:

A household of 5 or more persons which includes at least one person related to the householders by blood, marriage or adoption.

Legally Nonconforming:

Structures or uses that were legally built and met zoning requirements at the time of construction but do not meet current zoning requirements due to subsequent changes in the code.

Limited Equity Cooperatives:

A form of real property ownership in which individual owners purchase shares in a nonprofit corporation that holds title to the property, and in which appreciation in value of the share is limited by law.

Low-Income (for CDBG):

Households whose incomes do not exceed 50% of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 50% of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. NOTE: HUD income limits are updated annually and are available from local HUD offices (This term corresponds to low- and moderate-income households in the CDBG Program.)

Low-Income Households (for Affordable Housing and HOME):

A household whose annual income does not exceed 80% of the area median income. The area median income is revised periodically by the U.S. Department of Housing and Urban Development.

Measure E:

A ballot measure passed by the voters in November 1989, which instituted City Charter Section 1508. This section limits commercial development in Santa Barbara to 3 million square feet until 2010.

Measure K:

A ballot measure passed by the voters in November 1982, which instituted City Charter Section 1507. This section declares as policy that the City's land development shall not exceed its public services and physical and natural resources. It further provides that all land use policies shall provide for a level and balance of residential and commercial development that will not exhaust the City's resources in the foreseeable future.

Median Household Income:

The median household income is the middle value of all household incomes. One half of all households earn more than the median income and one half of all the households earn less than the median income. Also referred to as median income or area median income.

Mitigation Measures:

Measures outlined in an environmental document that would minimize the significant environmental effects of a proposed project.

Moderate-Income (for CDBG):

Households whose incomes do not exceed 80% of the median income for the area, as determined by HUD, with adjustments for smaller or larger families, except that HUD may establish income ceilings higher or lower than 80% of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (This definition is different than that for the CDBG Program.)

Moderate-Income Household (for Affordable Housing):

Households whose annual income is between 80% and 120% of the area median income. The area median income is revised periodically by the U.S. Department of Housing and Urban Development.

Non-Elderly Household:

A household which does not meet the definition of "Elderly Household," as defined above.

Non-Homeless Persons with Special Needs:

Includes frail elderly persons, persons with AIDS, disabled families, and families participating in organized programs to achieve economic self-sufficiency.

Non-Institutional:

Group quarters for persons not under care or custody. (U.S. Census definition used)

Occupied Housing Unit:

A housing unit that is the usual place of residence of the occupant(s).

Open Space:

That portion of the City (or of a smaller scale parcel) which has not been built over and which is generally sought to be preserved as open space for agricultural or outdoor recreational use.

Other Income:

Households whose incomes exceed 80 percent of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families.

Other Vacant:

Vacant year-round housing units that are not For Rent or For Sale. This category would include Awaiting Occupancy of Held.

Other Household:

A household of one or more persons that does not meet the definition of a Small Related household, Large Related household or Elderly Household.

Overcrowded Conditions:

The U.S. Department of Housing and Urban Development defines overcrowding as 1.01 or more persons per room per unit. Rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

Overriding Considerations:

A statement of finding which is required when a decision maker approves a project with one or more significant unavoidable environmental impacts which cannot be, or are not proposed to be mitigated or reduced to a level below significant. The benefits of the project which relate to social, economic or other such factors above and beyond required development standards are determined to outweigh the environmental impacts and are therefore considered acceptable.

Owner:

A household that owns the housing unit it occupies. (U.S. Census definition)

Pending Projects:

Proposed development projects, which have been accepted for discretionary review, but have not been approved. This may also include portions of approved Specific Plans, which have not received development plan approval.

Period of Affordability:

The length of time a HOME-assisted unit must remain available to low-income families. The HUD required period of affordability is dependent upon the total amount of HOME funds invested in the housing.

Peripheral Commuter Lot:

A parking lot located on or near the fringe of a commercial district, which is reserved for employees who commute by car to work in that district.

Physical Defects:

A housing unit lacking complete kitchen or bathroom. (U.S. Census definition) Jurisdiction may expand upon the Census definition.

Primary Housing Activity:

A means of providing or producing affordable housing -- such as rental assistance, production, rehabilitation or acquisition -- that will be allocated significant resources and/or pursued intensively for addressing a particular housing need. (See also, "Secondary Housing Activity".)

Project-Based (Rental) Assistance:

Rental Assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

Public Housing MROP:

Public Housing Major Reconstruction of Obsolete Projects.

Public Housing CIAP:

Public Housing Comprehensive Improvement Assistance Program.

Recapture:

The HUD regulation that ensures that the participating jurisdiction (City) recoups all or a portion of the HOME assistance to homebuyers, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability.

Redevelopment Area:

A legally defined zone within which the Redevelopment Agency may implement redevelopment projects based upon criteria set by the Federal Government.

Rent Burden > 50% (Severe Cost Burden):

The extent to which gross rents, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Rent Burden > 30% (Cost Burden):

The extent to which gross rents, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Rental Assistance:

Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

Renter Occupied Unit:

Any occupied housing unit that is not owner occupied, including units rented for cash and those occupied without payment of cash rent.

Renter:

A household that rents the housing unit it occupies, including both units rented for cash and units occupied without cash payment of rent. (U.S. Census definition)

Resale Restrictions:

The HUD regulation that ensures that housing is made available for subsequent purchase only to a buyer whose family qualifies as a low-income family and will use the property as its principal residence for the duration of the period of affordability.

Residential Permit Parking Program:

The regulation of on street parking to give preferential parking privileges to residents of a neighborhood that is impacted by other parking demands.

Secondary Dwelling Unit:

An additional small residential unit which is attached to an existing single family dwelling in a single-family zone. Sometimes referred to as a granny unit.

Secondary Housing Activity:

A means of providing or producing affordable housing -- such as rental assistance, production, rehabilitation or acquisition -- that will receive fewer resources and less emphasis than primary housing activities for addressing a particular housing need. (See also, "Primary Housing Activity".)

Section 215:

Section 215 of Title II of the National Affordable Housing Act. Section 215 defines "affordable" housing projects under the HOME program.

Service Needs:

The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severe Mental Illness:

A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Severe Cost Burden:

See Cost Burden > 50%.

Sheltered:

Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing. Any facility offering permanent housing is not a shelter, nor are its residents homeless.

Small Related:

A household of 2 to 4 persons that includes at least one person related to the householder by birth, marriage, or adoption.

Specific Plans:

A document which defines, in more detail than the Zoning Ordinance or General Plan, the type, location and intensity of development which is appropriate to a particular site. Specific Plans are typically used when the amount and type of development on a site requires a balancing of benefits and impacts when offsets are to be provided to balance site constraints and opportunities and to coordinate public improvements. Specific Plans are legislative acts, which run with the land.

Standard:

Any new buildings and older ones which have been adequately maintained and which exhibit no structural, plumbing, or electrical-deficiencies.

Substandard Condition and not Suitable for Rehab:

Any unit that could not be made to meet Section 8 standards.

Substandard Condition and Suitable for Rehab:

Any buildings which exhibit structural, plumbing, and/or electrical deficiencies, all of which can be repaired in conformity with current codes and ordinances for a sum not-to-exceed 80% of the value of the property...and which, by such repairs, the building (with normal maintenance) can provide decent, safe, and sanitary housing for an additional 30-40 years.

Substantial Rehabilitation:

Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

Substantial Amendment:

A major change in an approved housing strategy. It involves a change to the five-year strategy, which may be occasioned by a decision to undertake activities or programs inconsistent with that strategy.

Supportive Service Need in FSS Plan:

The plan that PHAs administering a Family Self-Sufficiency program are required to develop to identify the services they will provide to participating families and the source of funding for those services. The supportive services may include child care; transportation; remedial education; education for completion of secondary or post secondary schooling; job training, preparation and counseling; substance abuse treatment and counseling; training in homemaking and parenting skills; money management, and household management; counseling in homeownership; job development and placement; follow-up assistance after job placement; and other appropriate services.

Supportive Housing:

Housing, including Housing Units and Group Quarters, that have a supportive environment and includes a planned service component.

Supportive Services:

Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

Tax Increment:

Those tax allotments above a defined tax base level within a redevelopment project area, which go to the Redevelopment Agency for its use.

Tenant-Based (Rental) Assistance:

A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Threshold:

The point at which a project's impact becomes significant and mitigation measures to reduce the impact below the threshold level are required or a statement of overriding considerations must be made.

Total Vacant Housing Units:

Unoccupied year-round housing units. (U.S. Census definition)

Transfer of Development Rights (TDR):

The transfer of potential development right from one property to another resulting in a permanent reduction in development potential on the "sending" site and an increase in density on the "receiving" site.

Transitional Areas:

In the City, transitional areas are generally categorized as neighborhoods where housing exists in commercially zoned areas.

Unsheltered:

Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, and alleys).

Vacant Awaiting Occupancy or Held:

Vacant year-round housing units that have been rented or sold and are currently awaiting occupancy, and vacant year-round housing units that are held by owners or renter for occasional use. (U.S. Census definition)

Vacant Housing Unit:

Unoccupied year-round housing units that are available or intended for occupancy at any time during the year.

Variable Density:

Applicable in the R-3 and R-4 zones, this zoning provision allows for density to be established based on the number of bedrooms proposed as well as the lot area. Variable density allows more units to be built on a lot if the units are smaller in size, based on the number of bedrooms. As of June 1992, variable density can be applied in the C-1, C-2, C-M and R-0 zones.

Very Low-Income (for CDBG):

Households whose incomes do not exceed 30% of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with

unusually high or low incomes or where needed because of prevailing levels of construction costs or fair market rents. (This term corresponds to low-income households in the CDBG Program.)

Very Low-Income Households (for Affordable Housing and HOME):

A household whose annual income is less than 50% of the area median income. The area median income is revised periodically by the U.S. Department of Housing and Urban Development.

Worst-Case Needs:

Unassisted, very low-income renter households who pay more than half of their income for rent, live in seriously substandard housing (which includes homeless people) or have been involuntarily displaced.

Year-Round Housing Units:

Occupied and vacant housing units intended for year-round use. (U.S. Census definition) Housing units for seasonal or migratory use are excluded.

Zones:

Single Family Zones (A-1, A-2, E-1, E-2, E-3 and R-1):

Residential districts of low density in which the principal use of land is for single family dwellings.

[R-2] A two family residential zone generally allowing only one and two family dwellings.

[R-3] A limited multiple family residence zone allowing one, two and multiple family dwellings.

[R-4] A hotel/motel multiple family residential zone allowing hotels or motels, bed and breakfast inns, one, two and multiple family dwellings.

[C-2] A general commercial zone allowing residential, retail, office and limited wholesale uses. These rules may include department stores, furniture warehouses or restaurants.

[C-M] A commercial manufacturing zone allowing residential, office, retail or light manufacturing uses. These uses may include an automobile body shop, lumber yard or storage warehouse.

[R-O] A transitional zone between commercial zones and residential zones, suitable for office or residential uses.

[C-O] A medical office zone allowing residential and medical office uses including Cottage Hospital and St. Francis.

[M-1] A light manufacturing zone allowing manufacturing, retail and office uses but not residential uses.

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HUD APPLICATION AND CERTIFICATIONS

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SF 424

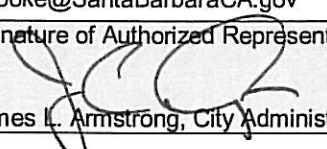
The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

05-13-10	B-10-MC-06-0544 M-10-MC-06-0536	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
Jurisdiction		CA63348 SANTA BARBARA	
City of Santa Barbara		DUNS Number 008-717-3634	
P.O. Box 1990			
630 Garden Street		Organizational Unit	
Santa Barbara	California	Community Development Department	
93102-1990	Country U.S.A.	Housing & Redevelopment Division	
Employer Identification Number (EIN):		Santa Barbara County	
95-6000787		7/1/10	
Applicant Type:		Specify Other Type if necessary:	
Local Government: City		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Program for FY 2010-2011. Provide rehabilitation of low-income housing, neighborhood improvements, assist homeless, youth, elderly, disabled and minorities and further fair housing.		City of Santa Barbara	
\$1,163,606 Entitlement	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$250,000 Anticipated Program Income		Other (Describe)	
\$1,413,606 Total CDBG			

Home Investment Partnerships Program		14.239 HOME	
HOME Program for FY 2010-2011. Fund single-family, multi-family and special needs housing and rehabilitation, TBRA and security deposit assistance.		City of Santa Barbara	
\$864,061 Entitlement	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
\$864,061 Total HOME			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts-23	Project Districts-23		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
Renee		Brooke
C.D. Programs Supervisor	805-564-5461	805-564-5477
rbrooke@SantaBarbaraCA.gov	www.SantaBarbaraCA.gov	
Signature of Authorized Representative		Date Signed
 James L. Armstrong, City Administrator		May 10, 2010

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

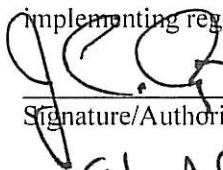
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

Title

City Administrator

10 May 2010
Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) , (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.


Signature/Authorized Official

10 May 2010
Date

City Administrator
Title

OPTIONAL CERTIFICATION CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Title

Specific HOME Certifications

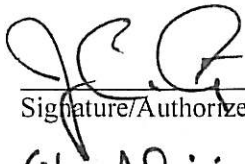
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.



Signature/Authorized Official

City Administrator
Title

10 May 2010
Date

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

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HUD TABLES – CONSOLIDATED PLAN

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**Table 1A
Homeless and Special Needs Populations**

Continuum of Care: Housing Gap Analysis Chart for Santa Barbara County

		Current Inventory	Under Development	Unmet Need/ Gap
Individuals				
Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	333	0	615
	Transitional Housing	324	0	577
	Permanent Supportive Housing	368	110	617
	Total	1,025	110	1,809
Persons in Families With Children				
Beds	Emergency Shelter	208	0	40
	Transitional Housing	176	0	117
	Permanent Supportive Housing	80	8	114
	Total	464	8	271

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	82	99	127	208
1. Number of Persons in Families with Children	100	302	386	788
2. Number of Single Individuals and Persons in Households without children	301	445	2,587	3,333
(Add Lines Numbered 1 & 2 Total Persons)	401	747	2,973	4,121
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	236		247	483
b. Seriously Mentally Ill	339			
c. Chronic Substance Abuse	585			
d. Veterans	126			
e. Persons with HIV/AIDS	21			
f. Victims of Domestic Violence	31			
g. Unaccompanied Youth (Under 18)	112			

Table 1B
Special Needs (Non-Homeless) Populations

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Multi- Year Goals	Annual Goals
Elderly	Medium	1,941	\$1,850,000	0	0
Frail Elderly	Medium	350	\$875,000	0	0
Severe Mental Illness	Medium	2,340	Unknown	0	0
Developmentally Disabled	Medium	Unknown	Unknown	0	0
Physically Disabled	Medium	3,678	Unknown	0	0
Persons w/ Alcohol/Other Drug Addictions	Medium	990	\$1,287,000	0	0
Persons w/HIV/AIDS	Medium	42	\$305,000	0	0
Victims of Domestic Violence	Medium	Unknown	\$1,500,000	600	120
Other					
TOTAL			>\$5,817,000	600	120

Source: 2000 U.S. Census; Housing Authority Waiting Lists; FY2010 City of Santa Barbara Community Development and Human Services Committee Applications

Table 1C
Summary of Specific Objectives

Grantee Name: City of Santa Barbara

Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed		
Availability/Accessibility of Decent Housing (DH-1)									
DH 1.1	Address the need for available/accessible decent housing by providing rehabilitation to low- to moderate-income homeowners. -Housing Rehabilitation (Single Unit)-Owner HIGH PRIORITY	CDBG \$750,000	2010	• # of housing units occupied by low- to moderate-income households • # of housing units brought to standard • # of housing units made accessible	5		%		
			2011		5		%		
2012			5			%			
2013			5			%			
2014			5			%			
MULTI-YEAR GOAL			25			%			
DH 1.2	Address the need for available/accessible decent housing by investigating reported cases of discrimination, educating landlords and tenants on fair housing, and providing information and mediation services to landlords and tenants. -Further Fair Housing/ Prevent Discrimination MEDIUM PRIORITY	CDBG \$567,980	2010	N/A	1,500		%		
			2011		1,500		%		
2012			1,500			%			
2013			1,500			%			
2014			1,500			%			
MULTI-YEAR GOAL			7,500			%			
Affordability of Decent Housing (DH-2)									
DH 2.1	Address the need for affordable decent housing by providing rehabilitation to multi-unit rental housing for low to moderate-income renters. -Housing Rehabilitation (Multi- Unit)-Rental HIGH PRIORITY	CDBG Entlmt \$265,000	2010	• # of housing units occupied by low to moderate-income households • # of housing units brought to standard • # of housing units made accessible	20		%		
			2011		20		%		
		HOME \$438,275	2012		20		%		
			2013		20		%		
CDBG Repayment \$1,250,000		2014	20			%			
		MULTI-YEAR GOAL			100		%		
DH 2.2		Address the need for affordable decent housing by acquiring and rehabilitating low-income rental and/or owner housing units. -New Affordable Housing- Rental & Owner HIGH PRIORITY	HOME \$700,000		2010	Total number of housing units	2		%
					2011		2		%
	2012			2			%		
	2013			2			%		
2014	2				%				
MULTI-YEAR GOAL			10		%				
DH 2.3	Address the need for affordable decent housing by constructing low-income rental and homeowner housing units. -New Affordable Housing- Rental & Owner HIGH PRIORITY		HOME \$1,750,000	2010	Total number of housing units	3		%	
				2011		3		%	
		2012		3			%		
		2013		3			%		
2014		4				%			
MULTI-YEAR GOAL		16		%					

Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Affordability of Decent Housing (DH-2)							
DH 2.4	Address the need for affordable decent rental housing by offering security deposit assistance. -New Affordable Housing-Rental	HOME Repayment \$250,000	2010	• Total number of households receiving assistance • # of households receiving short-term assistance • # of homeless receiving assistance	50		%
			2011		50		%
			2012		50		%
			2013		50		%
			2014		50		%
MEDIUM PRIORITY			MULTI-YEAR GOAL		250		%
DH 2.5	Address the need for affordable decent rental housing by offering tenant-based rental assistance. -New Affordable Housing-Rental	HOME \$1,000,000	2010	• Total number of households receiving assistance • # of households receiving short-term assistance • # of homeless receiving assistance	30		%
			2011		30		%
			2012		30		%
			2013		30		%
			2014		30		%
HIGH PRIORITY			MULTI-YEAR GOAL		150		%
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL 1.1	To improve the availability/ accessibility of living environment for homeless persons by providing basic human services and supportive services. -Homeless (Casa Esperanza)	CDBG \$270,000	2010	Number of persons with improved access	1,600		%
			2011		1,600		%
			2012		1,600		%
			2013		1,600		%
			2014		1,600		%
HIGH PRIORITY			MULTI-YEAR GOAL		8,000		%
SL 1.2	To improve the availability/ accessibility of living environment for people at-risk of homelessness by providing financial assistance and supportive social services, including budget counseling, food, etc.). -Homeless (Catholic Charities)	CDBG \$60,000	2010	Number of persons with improved access	2,000		%
			2011		2,000		%
			2012		2,000		%
			2013		2,000		%
			2014		2,000		%
HIGH PRIORITY			MULTI-YEAR GOAL		10,000		%
SL 1.3	To improve the availability/ accessibility of living environment for homeless, disenfranchised and dysfunctional youth by providing shelter and emergency services. -Homeless (Noah’s Anchorage)	CDBG \$110,000	2010	Number of persons with improved access	200		%
			2011		200		%
			2012		200		%
			2013		200		%
			2014		200		%
HIGH PRIORITY			MULTI-YEAR GOAL		1,000		%

Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL 1.4	To improve the availability/ accessibility of living environment for battered women and their children by providing emergency shelter and supportive services. -Special Needs (Domestic Violence Solutions)	CDBG \$213,340	2010	Number of persons with improved access	150		%
			2011		150		%
			2012		150		%
2013			150			%	
2014			150			%	
MEDIUM PRIORITY			MULTI-YEAR GOAL		750		%
SL 1.5	To improve the availability/accessibility of living environment for homeless families with children by providing transitional shelter and supportive services. Homeless (Transition House)	CDBG \$219,365	2010	Number of persons with improved access	350		%
			2011		350		%
			2012		350		%
2013			350			%	
2014			350			%	
HIGH PRIORITY			MULTI-YEAR GOAL		1,800		%
Sustainability of Suitable Living Environment (SL-3)							
SL 3.1	To improve the sustainability of the suitable living environment in low to moderate-income areas by providing public facilities and improvements.	CDBG Entlmt \$2,391,720	2010	Number of persons with improved access	29,920		%
			2011		29,920		%
			2012		29,920		%
CDBG Re-Programmed		2013	29,920			%	
		2014	29,920			%	
Public Facilities		\$382,820	MULTI-YEAR GOAL		149,600*		%
HIGH PRIORITY							
Affordability of Economic Opportunity (EO-2)							
EO 2.1	Address the need for affordable economic opportunity for low to moderate-income business owners by providing training, capital and technical assistance. Economic Development (WEV)	CDBG \$125,000	2010	Number of Businesses Assisted	3		%
			2011		3		%
			2012		3		%
2013			3			%	
2014			3			%	
MEDIUM PRIORITY			MULTI-YEAR GOAL		15		%

* Represents total number of persons in Census tracts 8.01, 8.02, 9, 10, 11.02, and 12.04, served over the five-year Plan period.

Table 2A
Priority Housing Needs/Investment Plan Table

PRIORITY HOUSING NEEDS (households)			Priority	Unmet Need
Renter	Small Related	0-30%	HIGH	555
		31-50%	HIGH	700
		51-80%	Medium	938
	Large Related	0-30%	Medium	297
		31-50%	Medium	390
		51-80%	Medium	578
	Elderly	0-30%	HIGH	705
		31-50%	HIGH	505
		51-80%	Medium	416
	All Other	0-30%	HIGH	1,205
		31-50%	HIGH	789
		51-80%	Medium	343
Owner	Small Related	0-30%	Medium	82
		31-50%	Medium	89
		51-80%	Medium	261
	Large Related	0-30%	Medium	48
		31-50%	Medium	52
		51-80%	Medium	150
	Elderly	0-30%	Medium	237
		31-50%	Medium	257
		51-80%	Medium	289
	All Other	0-30%	Medium	139
		31-50%	Medium	143
		51-80%	Medium	165
Non-Homeless Special Needs	Elderly	0-80%	Medium	1,941
	Frail Elderly	0-80%	Medium	350
	Severe Mental Illness	0-80%	Medium	2,340
	Physical Disability	0-80%	Medium	3,678
	Developmental	0-80%	Medium	Unknown
	Alcohol/Drug Abuse	0-80%	Medium	990
	HIV/AIDS	0-80%	Medium	42
	Victims of Domestic Violence	0-80%	Medium	Unknown

Table 2A
Priority Housing Needs/Investment Plan Table

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal <i>Plan/Act</i>
Renters						
0 - 30 of MFI	12/	0/	3/	3/	3/	3/
31 - 50% of MFI	3/	0/	0/	1/	1/	1/
51 - 80% of MFI	5/	1/	1/	1/	1/	1/
Owners						
0 - 30 of MFI	0					
31 - 50 of MFI	6/	0/	6/	0/	0/	0/
51 - 80% of MFI	0					
Homeless*						
Individuals	4/	0/	4/	0/	0/	0/
Families	8/	0/	0/	7/	1/	0/
Non-Homeless Special Needs						
Elderly	0					
Frail Elderly	0					
Severe Mental Illness	0					
Physical Disability	0					
Developmental Disability	0					
Alcohol/Drug Abuse	0					
HIV/AIDS	0					
Victims of Domestic Violence	0					
Total	38/	1/	14/	12/	6/	5/
Total Section 215						
215 Renter	20	1/	4/	5/	5/	5/
215 Owner	6	0/	6/	0/	0/	0/

* Homeless individuals and families assisted with transitional and permanent housing

Table 2A
Priority Housing Activities

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
CDBG						
Acquisition of existing rental units	0					
Production of new rental units	0					
Rehabilitation of existing rental units	90/	18/	18/	18/	18/	18/
Rental assistance	0					
Acquisition of existing owner units	0					
Production of new owner units	0					
Rehabilitation of existing owner units	25/	5/	5/	5/	5/	5/
Homeownership assistance	0					
HOME						
Acquisition of existing rental units	10/	2/	2/	2/	2/	2/
Production of new rental units	10/	2/	2/	2/	2/	2/
Rehabilitation of existing rental units	10/	2/	2/	2/	2/	2/
Rental assistance	400/	80/	80/	80/	80/	80/
Acquisition of existing owner units	0					
Production of new owner units	6/	0/	2/	2/	2/	0/
Rehabilitation of existing owner units	0	0/	1/	0/	1/	0/
Homeownership assistance	0					
HOPWA						
Rental assistance	N/A					
Short term rent/mortgage utility payments	N/A					
Facility based housing development	N/A					
Facility based housing operations	N/A					
Supportive services	N/A					
Other						

Table 2B
Priority Community Development Needs

Priority Need	Priority Need Level	Unmet Priority Need	Dollars to Address Unmet Need	5 Year Goal Plan/Act	Annual Goal Plan/Act	Percent Goal Completed
Acquisition of Real Property	Medium	OPTIONAL				
Disposition	Low					
Clearance and Demolition	Low					
Clearance of Contaminated Sites	Low					
Code Enforcement	Medium					
Public Facility (General)						
Senior Centers	Medium					
Handicapped Centers	Low					
Homeless Facilities	High					
Youth Centers	High					
Neighborhood Facilities	High					
Child Care Centers	Medium					
Health Facilities	Medium					
Mental Health Facilities	Medium					
Parks and/or Recreation Facilities	High					
Parking Facilities	Low					
Tree Planting	Medium					
Fire Stations/Equipment	Low					
Abused/Neglected Children Facilities	Medium					
Asbestos Removal	Medium					
Non-Residential Historic Preservation	Low					
Other Public Facility Needs	Medium					
Infrastructure (General)						
Water/Sewer Improvements	Medium					
Street Improvements	Medium					
Sidewalks	High					
Solid Waste Disposal Improvements	Medium					
Flood Drainage Improvements	Medium					
Other Infrastructure	Medium					
Public Services (General)						
Senior Services	Medium					
Handicapped Services	Medium					
Legal Services	Medium					
Youth Services	High					
Child Care Services	Medium					
Transportation Services	Medium					
Substance Abuse Services	Medium					
Employment/Training Services	Medium					
Health Services	Medium					
Lead Hazard Screening	Medium					
Crime Awareness	Medium					
Fair Housing Activities	High					
Tenant Landlord Counseling	High					
Other Services	Medium					
Economic Development (General)						
C/I Land Acquisition/Disposition	Low					
C/I Infrastructure Development	Low					
C/I Building Acq/Const/Rehab	Medium					
Other C/I	Medium					
ED Assistance to For-Profit	Low					
ED Technical Assistance	Low					
Micro-enterprise Assistance	Medium					
Other	Medium					

Housing Problems Output for - All Households

Name of Jurisdiction: Santa Barbara (CDBG), California			Source of Data: CHAS Data Book			Data Current as of: 2000					
Household by Type, Income, & Housing Problem	Renters					Owners					Total HH
	Elderly 1 & 2 member HH	Small Rel (2 to 4)	Large Rel (5 or more)	All Other HH	Total Renters	Elderly 1 & 2 member HH	Small Rel (2 to 4)	Large Rel (5 or more)	All Other HH	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	
1. HH Inc <=50% MFI	1,586	1,365	701	2,483	6,135	854	185	104	338	1,481	7,616
2. HH Inc <=30% MFI	929	597	301	1,645	3,472	344	96	52	177	669	4,141
3. % with any housing problems	75.9	93	98.7	73.3	79.6	68.9	85.4	92.3	78.5	75.6	78.9
4. % Cost Burden >30%	75.9	91	97.3	72.2	78.6	68.9	85.4	44.2	76.3	71.3	77.4
5. % Cost Burden >50%	55.2	80.1	82.1	66.5	67.2	51.2	75	44.2	68.4	58.6	65.8
6. HH Inc >30% to <=50% MFI	657	768	400	838	2,663	510	89	52	161	812	3,475
7. % with any housing problems	76.9	91.1	97.5	94.2	89.5	50.4	100	100	88.8	66.6	84.2
8. % Cost Burden >30%	76.9	84.2	76	90.8	83.3	50.4	100	92.3	88.8	66.1	79.3
9. % Cost Burden >50%	54	52.7	39.3	74	57.7	20.8	84.3	73.1	71.4	41.1	53.8
10. HH Inc >50 to <=80% MFI	588	1,155	610	1,691	4,044	871	412	172	238	1,693	5,737
11. % with any housing problems	70.7	81.2	94.8	82.1	82.1	33.2	63.3	87.2	69.3	51.1	72.9
12.% Cost Burden >30%	70.1	66.4	44.4	75	67.2	33.2	57.3	65.7	65.1	46.8	61.2
13. % Cost Burden >50%	32	17.3	4.9	20.3	18.8	20.2	37.6	43.6	49.2	30.9	22.4
14. HH Inc >80% MFI	1,303	3,194	903	4,759	10,159	3,181	5,448	916	1,991	11,536	21,695
15. % with any housing problems	38.8	29.1	78.8	21.8	31.3	20	32.8	43.3	41.6	31.6	31.5
16.% Cost Burden >30%	36.7	16.3	10.3	17.7	19.1	19.7	32	19.4	41.4	29.2	24.5
17. % Cost Burden >50%	12.1	1.7	0	1.8	2.9	7	8.9	0.4	10.7	8	5.6
18. Total HH	3,477	5,714	2,214	8,933	20,338	4,906	6,045	1,192	2,567	14,710	35,048
19. % with any housing problems	61.3	54.6	89.3	49.5	57.3	28.9	36.7	54.3	49.7	37.8	49.1
20. % Cost Burden >30	60.4	43.4	43.4	45.4	47.2	28.7	35.6	30.4	49	35.2	42.2
21. % Cost Burden >50	34.9	19.9	19.6	24	24.2	13.9	13	11.7	22	14.8	20.3

Abbreviations: HH = Household; Inc = Income; MFI = Median Family Income Rel = Related

HUD TABLES – 2010 ACTION PLAN

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Table 3A
Summary of Specific Annual Objectives

Grantee Name: City of Santa Barbara

Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Revised Projection	Percent Completed
Availability/Accessibility of Decent Housing (DH-1)							
DH 1.1	Address the need for available/accessible decent housing by providing rehabilitation to low- to moderate-income homeowners. -Housing Rehabilitation (Single Unit)-Owner HIGH PRIORITY	CDBG \$150,000	2010	• # of housing units occupied by low- to moderate-income households • # of housing units brought to standard • # of housing units made accessible	5	5	%
			2011		5		%
2012			5		%		
2013			5		%		
2014			5		%		
MULTI-YEAR GOAL			25		%		
DH 1.2	Address the need for available/accessible decent housing by investigating reported cases of discrimination, educating landlords and tenants on fair housing, and providing information and mediation services to landlords and tenants. -Further Fair Housing/ Prevent Discrimination MEDIUM PRIORITY	CDBG \$113,596	2010	N/A	1,500	1,458	%
			2011		1,500		%
2012			1,500		%		
2013			1,500		%		
2014			1,500		%		
MULTI-YEAR GOAL			7,500		%		
Affordability of Decent Housing (DH-2)							
DH 2.1	Address the need for affordable decent housing by providing rehabilitation to multi-unit rental housing for low to moderate-income renters. -Housing Rehabilitation (Multi- Unit)-Rental HIGH PRIORITY	CDBG Entlmt \$53,000	2010 2011 2012 2013 2014	• # of housing units occupied by low to moderate-income households • # of housing units brought to standard • # of housing units made accessible	20	20	%
		HOME \$87,655			20		%
20					%		
20					%		
20					%		
MULTI-YEAR GOAL		100		%			
DH 2.2	Address the need for affordable decent housing by acquiring and rehabilitating low-income rental and/or owner housing units. -New Affordable Housing-Rental & Owner HIGH PRIORITY	HOME \$140,000	2010 2011 2012 2013 2014	Total number of housing units	2	2	%
					2		%
2					%		
2					%		
2					%		
MULTI-YEAR GOAL		10		%			
DH 2.3	Address the need for affordable decent housing by constructing low-income rental and homeowner housing units. -New Affordable Housing-Rental & Owner HIGH PRIORITY	HOME \$350,000	2010 2011 2012 2013 2014	Total number of housing units	3	3	%
					3		%
3					%		
3					%		
4					%		
MULTI-YEAR GOAL		16		%			

Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Revised Projection	Percent Completed
Affordability of Decent Housing (DH-2)							
DH 2.4	Address the need for affordable decent rental housing by offering security deposit assistance. -New Affordable Housing-Rental	HOME Repayment \$50,000	2010	• Total number of households receiving assistance • # of households receiving short-term assistance • # of homeless receiving assistance	50	50	%
			2011		50		%
			2012		50		%
			2013		50		%
			2014		50		%
MEDIUM PRIORITY			MULTI-YEAR GOAL		250		%
DH 2.5	Address the need for affordable decent rental housing by offering tenant-based rental assistance. -New Affordable Housing-Rental	HOME \$200,000	2010	• Total number of households receiving assistance • # of households receiving short-term assistance • # of homeless receiving assistance	30	30	%
			2011		30		%
			2012		30		%
			2013		30		%
			2014		30		%
HIGH PRIORITY			MULTI-YEAR GOAL		150		%
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL 1.1	To improve the availability/ accessibility of living environment for homeless persons by providing basic human services and supportive services. -Homeless (Casa Esperanza)	CDBG \$54,000	2010	Number of persons with improved access	1,600	1,600	%
			2011		1,600		%
			2012		1,600		%
			2013		1,600		%
			2014		1,600		%
HIGH PRIORITY			MULTI-YEAR GOAL		8,000		%
SL 1.2	To improve the availability/ accessibility of living environment for people at-risk of homelessness by providing financial assistance and supportive social services, including budget counseling, food, etc.). -Homeless (Catholic Charities)	CDBG \$12,000	2010	Number of persons with improved access	2,000	2,100	%
			2011		2,000		%
			2012		2,000		%
			2013		2,000		%
			2014		2,000		%
HIGH PRIORITY			MULTI-YEAR GOAL		10,000		%
SL 1.3	To improve the availability/ accessibility of living environment for homeless, disenfranchised and dysfunctional youth by providing shelter and emergency services. -Homeless (Noah’s Anchorage)	CDBG \$22,000	2010	Number of persons with improved access	200	200	%
			2011		200		%
			2012		200		%
			2013		200		%
			2014		200		%
HIGH PRIORITY			MULTI-YEAR GOAL		1,000		%

Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Revised Projection	Percent Completed
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL 1.4	To improve the availability/ accessibility of living environment for battered women and their children by providing emergency shelter and supportive services. -Special Needs (Domestic Violence Solutions)	CDBG \$42,668	2010	Number of persons with improved access	150	150	%
			2011		150		%
			2012		150		%
			2013		150		%
			2014		150		%
	MEDIUM PRIORITY		MULTI-YEAR GOAL		750		%
SL 1.5	To improve the availability/accessibility of living environment for homeless families with children by providing transitional shelter and supportive services. Homeless (Transition House)	CDBG \$43,873	2010	Number of persons with improved access	350	350	%
			2011		350		%
			2012		350		%
			2013		350		%
			2014		350		%
	HIGH PRIORITY		MULTI-YEAR GOAL		1,800		%
Sustainability of Suitable Living Environment (SL-3)							
SL 3.1	To improve the sustainability of the suitable living environment in low to moderate-income areas by providing public facilities and improvements. Public Facilities	CDBG Entlmt \$478,344	2010 2011 2012 2013 2014	Number of persons with improved access	29,920	29,920	%
		CDBG Re-Programmed			29,920		%
					29,920		%
					29,920		%
					29,920		%
	HIGH PRIORITY		\$76,564	MULTI-YEAR GOAL		149,600*	
Affordability of Economic Opportunity (EO-2)							
EO 2.1	Address the need for affordable economic opportunity for low to moderate-income business owners by providing training, capital and technical assistance. Economic Development (WEV)	CDBG \$25,000	2010	Number of Businesses Assisted	3	3	%
			2011		3		%
			2012		3		%
			2013		3		%
			2014		3		%
	MEDIUM PRIORITY		MULTI-YEAR GOAL		15		%

* Represents total number of persons in Census tracts 8.01, 8.02, 9, 10, 11.02, and 12.04, served over the five-year Plan period.

Table 3B
Annual Affordable Housing Completion Goals

Grantee Name: City of Santa Barbara Program Year: 2010	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	1		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*	1		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	1		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	1		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	1		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	1		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal	1		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Table 3C
Annual Action Plan Listing of Projects

Jurisdiction's Name City of Santa Barbara

Priority Need

Availability/Accessibility of Suitable Living Environment

Project

Casa Esperanza Center - Homeless Day Program SL -1.1

Activity

To help each member achieve his/her maximum level of self-sufficiency and to help as many as possible to access the service they need to transition out of homelessness.

Description

1. To serve 1,600 unduplicated clients in one year and provide 90,000 duplicated day center visits.
2. A total of 22,000 contacts will be made with providers of social services, such as Mental Health, Substance Abuse, Public Health and others, averaging 1,833 per month.
3. Move 350 client members into permanent or transitional housing within the year. Seventy-five of the housing placements will be derived from initial contact with Street Outreach staff.
4. Help 225 homeless individuals find employment or better employment within the year.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity

Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area: City-wide

(Street Address): 816 Cacique Street

(City, State, Zip Code): Santa Barbara, CA. 93103

Specific Objective Number: SL-1.1	Project ID: 1	Funding Sources: CDBG ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total	
HUD Matrix Code: 05 –Public Services	CDBG Citation: 570.201(e)		\$54,000
Type of Recipient: Sub-recipient Private 570.500(c)	CDBG National Objective: LMC 570.208(a)(2)		
Start Date: 7/1/2010	Completion Date: 6/30/2011		
Performance Indicator: Improved Access	Annual Units: 1,600 persons		
Local ID	Units Upon Completion 1,600		\$54,000

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Annual Action Plan Listing of Projects

Jurisdiction's Name **City of Santa Barbara**

Priority Need

Availability/Accessibility of Suitable Living Environment

Project

Catholic Charities SL-1.2

Activity

Reduce the number of families / individuals at risk of becoming homeless or who are in constant economic crisis.

Description

1. Provide financial assistance to 430 targeted low-income clients to prevent utility cutoffs and/or maintain their current rental housing or to obtain rental housing.
2. Provide supportive services (case management, supplemental and nutritious food, and budget counseling) to help stabilize and facilitate clients' self-sufficiency (2,100 total).

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area: City-wide

(Street Address): 609 E. Haley Street

(City, State, Zip Code): Santa Barbara, CA. 93103

Specific Objective Number: SL-1.2	Project ID: 2	Funding Sources: CDBG ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total	
HUD Matrix Code: 05 –Public Services	CDBG Citation: 570.201(e)		\$12,000
Type of Recipient: Sub-recipient Private 570.500(c)	CDBG National Objective: LMC 570.208(a)(2)		
Start Date: 7/1/2010	Completion Date: 6/30/2011		
Performance Indicator: Improved Access	Annual Units: 2,100 persons		
Local ID	Units Upon Completion 2,100		\$12,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Annual Action Plan Listing of Projects

Jurisdiction's Name City of Santa Barbara

Priority Need

Availability/Accessibility of Suitable Living Environment

Project

Channel Islands YMCA -Noah's Anchorage SL-1.3

Activity

To provide shelter and emergency services to homeless, runaway, disenfranchised, and dysfunctional youth in order to help them through their immediate crisis and into family re-unification or alternative placement.

Description

1. To assist homeless and runaway youth by providing temporary shelter and crisis resolution services to an average of 5 youth per day (1,825 total shelter days).
2. To connect disenfranchised youth with mentors through our volunteer program using community volunteers and college interns (total of 1,600 contact hours provided by volunteers).
3. To respond to 1,250 crisis calls averaging 3 minutes each.
4. 95% of the youth who participate in the Noah's Anchorage program will be successfully re-united with their parents, or will go to a safe placement.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity

Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area: City-wide

(Street Address): 301 West Figueroa St.

(City, State, Zip Code): Santa Barbara, CA. 93101

Specific Objective Number: SL-1.3	Project ID: 3	Funding Sources: CDBG ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total	
HUD Matrix Code: 05D – Youth Services	CDBG Citation: 570.201(e)		\$22,000
Type of Recipient: Sub-recipient Private 570.500(c)	CDBG National Objective: Low/Mod Limited Clientele 570.208(a)(2)		
Start Date: 7/1/2010	Completion Date: 6/30/2011		
Performance Indicator: Improved Access	Annual Units: 200 persons		
Local ID	Units Upon Completion 200		\$22,000

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Annual Action Plan Listing of Projects

Jurisdiction's Name City of Santa Barbara

Priority Need

Availability/Accessibility of Suitable Living Environment

Project

Domestic Violence Solutions – Emergency Shelter SL-1.4

Activity

To provide shelter and supportive services for battered women and their children.

Description

1. To provide 4,950 nights of safe emergency shelter for battered women and their children.
2. 82% of women who complete the shelter program will reach all their priority goals. Priority goals include safe housing, securing income and taking significant steps toward appropriate legal action for safety of self and family (i.e. restraining orders, child custody).
3. 78% of women who complete the shelter program will reach a majority (80% or more) of their secondary goals. Secondary goals are personally chosen, and can include child care, counseling, relocation, medical care, education, employment, application for assistance programs, parenting skills, transportation or abstaining from substance abuse.
4. To provide support, information, and referral to non-residents through 2,300 crisis line calls.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity

Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area: City-wide

(Street Address): Suppressed

(City, State, Zip Code): Santa Barbara, CA.

Specific Objective Number SL 1.4	Project ID 4
HUD Matrix Code 05G Battered/Abused Spouses	CDBG Citation 570.201(e)
Type of Recipient Subrecipient Private 570.500(c)	CDBG National Objective LMC 570.208(a)(2)
Start Date (mm/dd/yyyy) 7/1/2010	Completion Date (mm/dd/yyyy) 6/30/2011
Performance Indicator Improved Access	Annual Units 150 persons
Local ID	Units Upon Completion 150

Funding Sources:

CDBG	\$42,668
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$42,668

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Annual Action Plan Listing of Projects

Jurisdiction's Name **City of Santa Barbara**

Priority Need

Availability/Accessibility of Suitable Living Environment

Project

Transition House SL – 1.5

Activity

To enable motivated families to successfully transition into permanent housing and economic self-sufficiency.

Description

1. To provide shelter for an average of 60 people per night, or 21,900 shelter bed nights.
2. To provide three nutritious meals per day for an average of 60 people per day, or 65,700 meals.
3. To provide anti-poverty services to 375 unduplicated clients.
4. To provide daycare services to 12 infants per day, 5 days per week, or 3,120 infant care days.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area: City-wide

(Street Address): 434 East Ortega St.

(City, State, Zip Code): Santa Barbara, CA. 93101

Specific Objective Number SL 1.5	Project ID 5	Funding Sources: CDBG \$43,873 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total \$43,873
HUD Matrix Code 05 Public Service	CDBG Citation 570.201(e)	
Type of Recipient Subrecipient Private 570.500(c)	CDBG National Objective LMC 570.208(a)(2)	
Start Date (mm/dd/yyyy) 7/1/2010	Completion Date (mm/dd/yyyy) 6/30/2011	
Performance Indicator Improved Access	Annual Units 350 persons	
Local ID	Units Upon Completion 350	

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Annual Action Plan Listing of Projects

Jurisdiction's Name **City of Santa Barbara**

Priority Need

Availability/Accessibility of Decent Housing

Project

Home Rehabilitation Loan Program Single Unit DH-1.1

Activity

To maintain and upgrade housing stock by eliminating hazards to health and safety and halting deterioration of structure to increase its useful life.

Description

Eliminate health and safety deficiencies in 5 single housing units occupied by low-income households.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area: City-wide

(Street Address):

(City, State, Zip Code): Santa Barbara, CA.

Specific Objective Number DH-1.1	Project ID 6
HUD Matrix Code 14A-Single Unit Rehab	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 7/1/2010	Completion Date (mm/dd/yyyy) 6/30/2011
Performance Indicator Housing Units	Annual Units 5
Local ID	Units Upon Completion 5

Funding Sources:

CDBG	\$150,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$150,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Annual Action Plan Listing of Projects

Jurisdiction's Name **City of Santa Barbara**

Priority Need

Availability/Accessibility of Decent Housing

Project

Fair Housing Program DH-1.2

Activity

To investigate cases of discrimination and educate landlords and tenants on fair housing.

Description

1. To administer the City's Fair Housing Enforcement Program and provide information, education, referrals and investigation to approximately eight households.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area: City-wide

(Street Address): 630 Garden St.

(City, State, Zip Code): Santa Barbara, CA. 93101

Specific Objective Number DH-1.2	Project ID 7
HUD Matrix Code 21D Fair Housing Activities	CDBG Citation 270.206
Type of Recipient Local Government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 7/1/2010	Completion Date (mm/dd/yyyy) 6/30/2011
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion N/A

Funding Sources:

CDBG	\$8,901
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$8,901

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Annual Action Plan Listing of Projects

Jurisdiction's Name **City of Santa Barbara**

Priority Need

Affordability of Decent Housing

Project

Home Rehabilitation Loan Program Multi Unit DH-2.1

Activity

To maintain and upgrade housing stock by eliminating hazards to health and safety and halting deterioration of structure to increase its useful life.

Description

Eliminate health and safety deficiencies in 20 multi-housing units occupied by low-income households.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

Location/Target Area: City-wide

(Street Address):

(City, State, Zip Code): Santa Barbara, CA.

Specific Objective Number DH-2.1	Project ID 8	Funding Sources: CDBG \$53,000 ESG HOME \$87,655 HOPWA Total Formula Prior Year Funds \$250,000 Assisted Housing PHA Other Funding Total \$390,655
HUD Matrix Code 14B Multi-unit Rehab	CDBG Citation 570.202	
Type of Recipient Local Government	CDBG National Objective LMH	
Start Date (mm/dd/yyyy) 7/1/2010	Completion Date (mm/dd/yyyy) 6/30/2011	
Performance Indicator Housing Units	Annual Units 20	
Local ID	Units Upon Completion 20	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Annual Action Plan Listing of Projects

Jurisdiction's Name City of Santa Barbara

Priority Need

Affordability of Decent Housing

Project

HOME Acquisition and/or Rehabilitation DH-2.2

Activity

To acquire and rehabilitate low-income rental and/or owner housing units.

Description

To acquire and rehabilitate two low-income rental and/or owner housing units.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

Location/Target Area: City-wide

(Street Address):

(City, State, Zip Code): Santa Barbara, CA.

Specific Objective Number DH-2.2	Project ID 9	Funding Sources:	
HUD Matrix Code 14G - Acquisition for Rehabilitation	CDBG Citation 570.202	CDBG	
Type of Recipient Local Government	CDBG National Objective N/A	ESG	
Start Date (mm/dd/yyyy) 7/1/2010	Completion Date (mm/dd/yyyy) 6/30/2011	HOME	\$140,000
Performance Indicator Housing Units	Annual Units 2	HOPWA	
Local ID	Units Upon Completion 2	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	
		Total	\$140,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Annual Action Plan Listing of Projects

Jurisdiction's Name **City of Santa Barbara**

Priority Need

Affordability of Decent Housing

Project

HOME Program- Acquisition/New Housing Construction DH-2.3

Activity

To acquire and/or construct low-income rental and homeowner housing units

Description

To acquire and/or construct three low-income rental and homeowner housing units

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

Location/Target Area: City-wide

(Street Address):

(City, State, Zip Code): Santa Barbara, CA.

Specific Objective Number DH-2.3	Project ID 10	Funding Sources: CDBG ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 12 Construction of Housing	CDBG Citation N/A	
Type of Recipient Local Government	CDBG National Objective N/A	
Start Date (mm/dd/yyyy) 7/1/2010	Completion Date (mm/dd/yyyy) 6/30/2011	
Performance Indicator Housing Units	Annual Units 3	
Local ID	Units Upon Completion 3	
		\$350,000
		\$350,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Annual Action Plan Listing of Projects

Jurisdiction's Name City of Santa Barbara

Priority Need

Affordability of Decent Housing

Project

HOME Security Deposit Assistance DH-2.4

Activity

To use HOME funding for security deposit assistance.

Description

HOME Security Deposit Assistance program will provide security deposit assistance to assist persons in securing permanent rental housing.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

Location/Target Area: City-wide

(Street Address):

(City, State, Zip Code): Santa Barbara, CA.

Specific Objective Number DH-2.4	Project ID 11
HUD Matrix Code 05T Security Deposits	CDBG Citation N/A
Type of Recipient Subrecipient Local Government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 7/1/2010	Completion Date (mm/dd/yyyy) 6/30/2011
Performance Indicator Housing Units	Annual Units 50
Local ID	Units Upon Completion 50

Funding Sources:

CDBG	_____
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	\$50,000
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	\$50,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Annual Action Plan Listing of Projects

Jurisdiction's Name **City of Santa Barbara**

Priority Need

Affordability of Decent Housing

Project

HOME Program Tenant Based Rental Assistance DH-2.5

Activity

To use HOME funds for tenant based rental assistance to assist homeless and special needs persons in securing permanent housing.

Description

To use HOME funds for tenant based rental assistance to assist 30 homeless and special needs persons in securing permanent housing.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

Location/Target Area: City-wide

(Street Address):

(City, State, Zip Code): Santa Barbara, CA.

Specific Objective Number DH-2.5	Project ID 12	Funding Sources: CDBG ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total	
HUD Matrix Code 05S Rental Housing Subsidies	CDBG Citation N/A		\$200,000
Type of Recipient Subrecipient Local Government	CDBG National Objective N/A		
Start Date (mm/dd/yyyy) 7/1/2010	Completion Date (mm/dd/yyyy) 6/30/2011		
Performance Indicator Housing Units	Annual Units 30		
Local ID	Units Upon Completion 30		\$200,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Annual Action Plan Listing of Projects

Jurisdiction's Name City of Santa Barbara

Priority Need

Sustainability of Suitable Living Environments

Project

City Target Area Neighborhood Improvement Project SL-3.1

Activity

To improve the sustainability of the suitable living environment in low to moderate income areas by providing public facilities and improvements.

Description

1. Install ADA-compliant ramps at priority intersections within the Westside and Eastside neighborhoods.
2. Install a six-foot chain link fence and gates to surround the bleachers and restroom at the Cabrillo Ballfield to improve safety.
3. Renovate the interior and exterior restroom at Ortega Park.
4. Install two five-ton AC Units, one each at the Louise Lowry Davis Center and at the Westside Community Center.
5. To convert existing office space at the Franklin Community Center to create a Teen Center.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area: City-wide

(Street Address):

(City, State, Zip Code): Santa Barbara, CA.

Specific Objective Number SL-3.1	Project ID 13	Funding Sources:	
HUD Matrix Code 03 Public Facilities and Improvements	CDBG Citation 570.201(c)	CDBG	\$282,876
Type of Recipient Subrecipient Local Government	CDBG National Objective LMA 570.208(a)(1)	ESG	
Start Date (mm/dd/yyyy) 7/1/2010	Completion Date (mm/dd/yyyy) 6/30/2011	HOME	
Performance Indicator Improved Access	Annual Units 29,920 persons	HOPWA	
Local ID	Units Upon Completion 29,920	Total Formula	
		Prior Year Funds	\$76,564
		Assisted Housing	
		PHA	
		Other Funding	
		Total	\$359,440

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Annual Action Plan Listing of Projects

Jurisdiction's Name **City of Santa Barbara**

Priority Need

Sustainability of Suitable Living Environments

Project

Girls Incorporated of Santa Barbara

Activity

Repaint Exterior Building

Description

To repaint the exterior wood trim on both buildings at the Santa Barbara Center.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area: City-wide

(Street Address):

(City, State, Zip Code): Santa Barbara, CA.

Specific Objective Number SL 3.1	Project ID 14
HUD Matrix Code 03D Youth Centers	CDBG Citation 570.201(c)
Type of Recipient Subrecipient Private 570.500(c)	CDBG National Objective LMC 570.208(a)(2)
Start Date (mm/dd/yyyy) 7/1/2010	Completion Date (mm/dd/yyyy) 6/30/2011
Performance Indicator Improved Access	Annual Units 220 persons
Local ID	Units Upon Completion 220

Funding Sources:

CDBG	\$26,590
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$26,590

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Annual Action Plan Listing of Projects

Jurisdiction's Name City of Santa Barbara

Priority Need

Sustainability of Suitable Living Environments

Project

CIYMCA – Noah's Anchorage Building Repair

Activity

To rehabilitate the Noah's Anchorage Youth Crisis Shelter.

Description

Replace siding, doors and window trim. Clean, scrape and repaint exterior of the house. Repair rust damage to ADA railings, and apply protective coating to surface. Replace old wooden and aluminum windows with double-glazed energy efficient vinyl windows. Replace fencing. Replace deteriorating flooring in two bathrooms. Install workspace counters in two offices.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area: City-wide

(Street Address): 301 West Figueroa St.

(City, State, Zip Code): Santa Barbara, CA. 93101

Specific Objective Number SL-3.1	Project ID 15	Funding Sources: CDBG \$94,945 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total \$94,945
HUD Matrix Code 03C Homeless Facilities	CDBG Citation 570.201(c)	
Type of Recipient Subrecipient Private 570.500(c)	CDBG National Objective LMC 570.208(a)(2)	
Start Date (mm/dd/yyyy) 7/1/2010	Completion Date (mm/dd/yyyy) 6/30/2011	
Performance Indicator Improved Access	Annual Units 200 persons	
Local ID	Units Upon Completion 200	

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Annual Action Plan Listing of Projects

Jurisdiction's Name City of Santa Barbara

Priority Need
Sustainability of Suitable Living Environments

Project
Santa Barbara Neighborhood Clinics Westside Clinic Flooring SL-3.1

Activity
Westside Clinic Flooring

Description
Replace the worn and damaged flooring throughout Westside Neighborhood Clinic.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area: City-wide
(Street Address): 628 West Micheltorena St.
(City, State, Zip Code): Santa Barbara, CA. 93101

Specific Objective Number SL-3.1	Project ID 16	Funding Sources: CDBG \$47,330 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total \$47,330
HUD Matrix Code 03E Neighborhood Facilities	CDBG Citation 570.201(c)	
Type of Recipient Subrecipient Private 570.500(c)	CDBG National Objective LMC 570.208(a)(2)	
Start Date (mm/dd/yyyy) 7/1/2010	Completion Date (mm/dd/yyyy) 6/30/2011	
Performance Indicator Improved Access	Annual Units 4,500 persons	
Local ID	Units Upon Completion 4,500	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Annual Action Plan Listing of Projects

Jurisdiction's Name **City of Santa Barbara**

Priority Need

Sustainability of Suitable Living Environments

Project

United Boys & Girls Club – Music Center SL-3.1

Activity

To convert existing office space into a music studio to provide a music education program.

Description

1. Add frame walls, sound proof windows, install new flooring, new electric circuits, install new doors, re-work switches, and repair ceiling.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area: City-wide

(Street Address): 602 West Anapamu St.

(City, State, Zip Code): Santa Barbara, CA. 93101

Specific Objective Number SL-3.1	Project ID 17	Funding Sources: CDBG \$26,603 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total \$26,603
HUD Matrix Code 03D Youth Centers	CDBG Citation 570.201(c)	
Type of Recipient Subrecipient Private 570.500(c)	CDBG National Objective LMC 570.208(a)(2)	
Start Date (mm/dd/yyyy) 7/1/2010	Completion Date (mm/dd/yyyy) 6/30/2011	
Performance Indicator Improved Access	Annual Units 100 persons	
Local ID	Units Upon Completion 100	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Annual Action Plan Listing of Projects

Jurisdiction's Name City of Santa Barbara

Priority Need

Affordability of Economic Opportunity

Project

Women's Economic Ventures EO-2.1

Activity

Microenterprise Loan Fund

Description

To provide training, capital and technical assistance to low and moderate income business owners to promote family self-sufficiency, to expand and diversify the local economy and to create new jobs.

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

Location/Target Area: City-wide

(Street Address): 333 South Salinas St.

(City, State, Zip Code): Santa Barbara, CA. 93103

Specific Objective Number EO 2.1	Project ID 18	Funding Sources: CDBG \$ 25,000 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total \$25,000
HUD Matrix Code 18C Microenterprise Development	CDBG Citation 570.201(o)	
Type of Recipient Subrecipient Private 570.500(c)	CDBG National Objective LMC 570.208(a)(2)	
Start Date (mm/dd/yyyy) 7/1/2010	Completion Date (mm/dd/yyyy) 6/30/2011	
Performance Indicator Businesses Assisted	Annual Units 3	
Local ID	Units Upon Completion 3	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Annual Action Plan Listing of Projects

Jurisdiction's Name City of Santa Barbara

Priority Need

Availability/Accessibility of Decent Housing

Project

Rental Housing Mediation Task Force DH-1.2

Activity

To provide information and mediation services to landlords and tenants as an effective and efficient alternative to formal court proceedings for the resolution of rental housing disputes.

Description

1. To provide 50 mediations to people in rental housing disputes.
2. To provide staff consultations on landlord-tenant rights and responsibilities to 1,400 unduplicated clients.
3. To provide outreach/education on rental housing rights and responsibilities through 7 presentations to community groups.
4. To provide assistance to tenants affected by the City's Housing Enforcement Task Force actions.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area: City-wide

(Street Address): 630 Garden St.

(City, State, Zip Code): Santa Barbara, CA. 93101

Specific Objective Number DH-1.2	Project ID 19	Funding Sources: CDBG ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total	
HUD Matrix Code 21D Fair Housing Activities	CDBG Citation 570.206		\$104,695
Type of Recipient Local Government	CDBG National Objective N/A		
Start Date (mm/dd/yyyy) 7/1/2010	Completion Date (mm/dd/yyyy) 6/30/2011		
Performance Indicator N/A	Annual Units N/A		\$23,000
Local ID	Units Upon Completion N/A		\$127,695

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Annual Action Plan Listing of Projects

Jurisdiction's Name **City of Santa Barbara**

Priority Need

Planning/Administration

Project

CDBG Administration

Activity

To administer the CDBG program to meet Federal Department of Housing and Urban Development regulations.

Description

To administer the CDBG program to meet Federal Department of Housing and Urban Development regulations.

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area: City-wide

(Street Address): 630 Garden St.

(City, State, Zip Code): Santa Barbara, CA. 93101

Specific Objective Number N/A	Project ID 20	Funding Sources: CDBG \$169,125 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total \$169,125
HUD Matrix Code 21A General Program Admin.	CDBG Citation 570.206	
Type of Recipient Subrecipient Local Government	CDBG National Objective N/A	
Start Date (mm/dd/yyyy) 7/1/2010	Completion Date (mm/dd/yyyy) 6/30/2011	
Performance Indicator N/A	Annual Units N/A	
Local ID	Units Upon Completion N/A	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Annual Action Plan Listing of Projects

Jurisdiction's Name City of Santa Barbara

Priority Need
Planning/Administration

Project
HOME Administration

Activity
To administer the HOME Program.

Description
To administer the HOME Program.

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area: City-wide
(Street Address): 630 Garden St.
(City, State, Zip Code): Santa Barbara, CA. 93101

Specific Objective Number N/A	Project ID 21	Funding Sources: CDBG ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total	
HUD Matrix Code 21H HOME Admin/Planning Costs	CDBG Citation N/A		\$86,406
Type of Recipient Subrecipient Local Government	CDBG National Objective N/A		
Start Date (mm/dd/yyyy) 7/1/2010	Completion Date (mm/dd/yyyy) 6/30/2011		
Performance Indicator N/A	Annual Units N/A		
Local ID	Units Upon Completion N/A		

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

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**ACTION PLAN
FY 2010
Funding Sources**

Entitlement Grant (includes reallocated funds)		
CDBG	\$1,163,606	
ESG	\$0	
HOME	\$864,061	
HOPWA	\$0	
<hr/>		
Total		\$2,027,667
 Prior Years' Program Income NOT previously programmed or reported		
CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
<hr/>		
Total		\$0
 Reprogrammed Prior Years' Funds		
CDBG	\$76,564	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
<hr/>		
Total		\$76,564
 Total Estimated Program Income		
HOME Security Deposit Assistance	\$50,000	
Housing Rehabilitation Loan Fund	\$250,000	
<hr/>		
Total		\$300,000
 Section 108 Loan Guarantee Fund		\$0
 TOTAL FUNDING SOURCES		\$2,404,231
 Other Funds		\$0
 Submitted Proposed Projects Totals		\$2,404,231
 Un-Submitted Proposed Projects Totals		\$0

SUMMARY OF CDBG FUNDS
FY 2010-2011

Entitlement	\$1,163,606
Reprogram	<u>\$76,564</u>
Subtotal CDBG	\$1,240,170
Program Income (Revolving Loan)	<u>\$250,000</u>
TOTAL:	<u>\$1,490,170</u>

<u>CDBG</u>		<u>Entitlement</u>	<u>Repay*</u>	<u>Reprogram</u>	<u>Total</u>
15%	Public Service	174,541	--	--	\$174,541
	Capital	756,344	(50,000)*	76,564	\$782,908
	HRLP Revolving Loan	--	250,000	--	\$250,000
20%	Admin/Fair Housing/RHMTF	232,721	50,000	--	<u>\$282,721</u>
					\$1,490,170

*Home Rehab Repayment funds are estimated at \$250,000. Up to 15% can be used for Public Service and up to 20% can be used for Administration.

Public Service

54,000	Casa Esperanza – Homeless Day Center	05
12,000	Catholic Charities - Emergency Housing Assistance	05
22,000	Channel Island's YMCA, Noah's Anchorage - Youth Shelter	05D
42,668	Domestic Violence Solutions - Santa Barbara Shelter	05G
<u>43,873</u>	Transition House - Homeless Shelter	05
\$ 174,541		

Capital

94,945	Channel Island's YMCA, Noah's Anchorage - Youth Shelter	05D
150,000	City Community Development - Housing Rehab Loan Program (Entitlement: \$150,000)	14A
303,000	City Community Development - Housing Rehab Loan Program (Entitlement: \$53,000; Repayment: \$250,000)	14B
359,440	City Target Area Neighborhood Improvement Project (Entitlement: \$282,876; Reprogram: \$76,564)	03
26,590	Girls Incorporated of Santa Barbara	03E
47,330	S.B. Neighborhood Clinics	03P
26,603	United Boys & Girls Club (Westside)	03D
<u>25,000</u>	Women's Economic Ventures - Micro Enterprise Loan Fund	18C
\$ 1,032,908		

Administration and Fair Housing

\$104,695	Rental Housing Mediation	21D
169,125	CDBG Administration	21A
<u>8,901</u>	Fair Housing Program	21D
\$ 282,721		
<u>\$1,490,170</u>	GRAND TOTAL	

MAPS

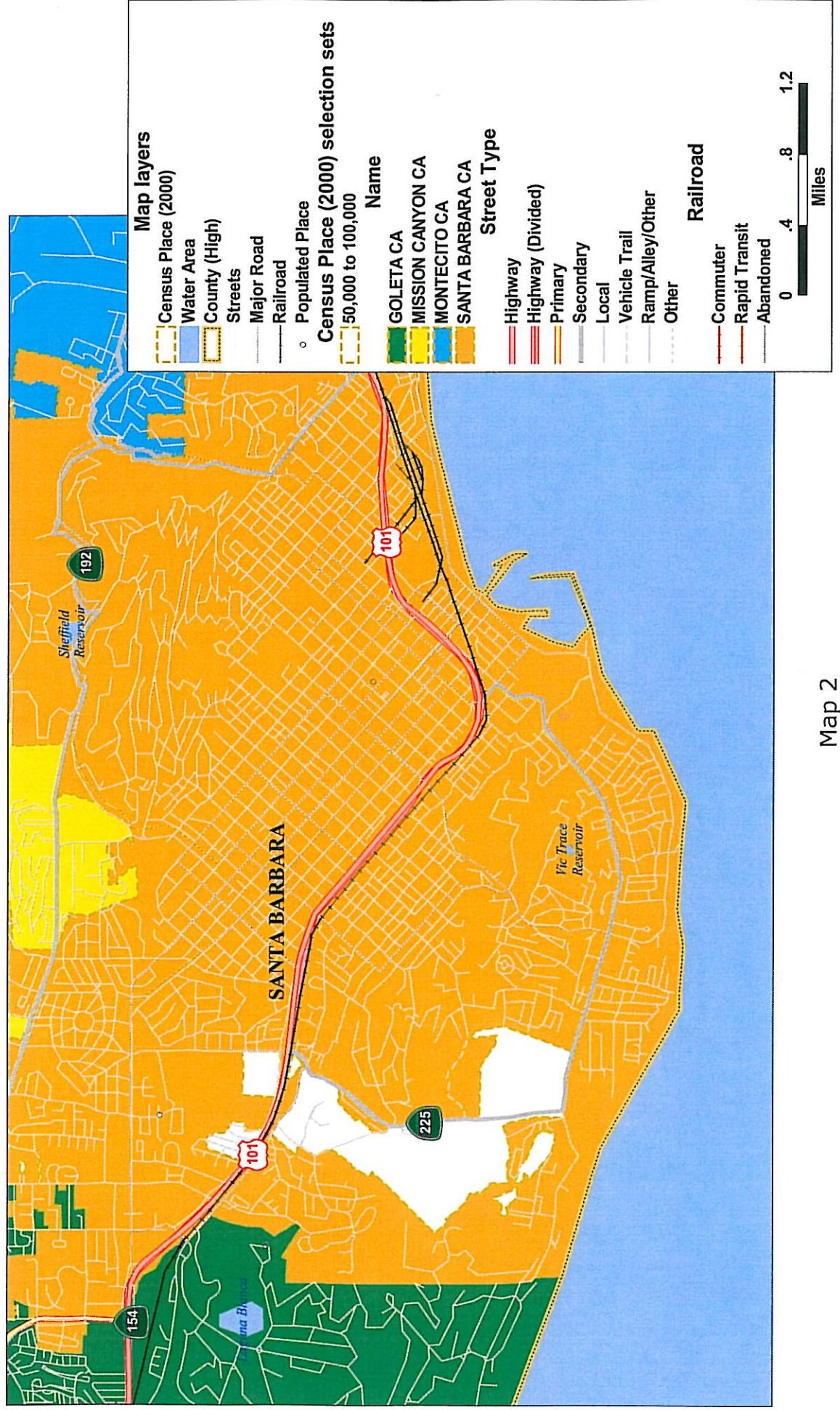
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Santa Barbara County

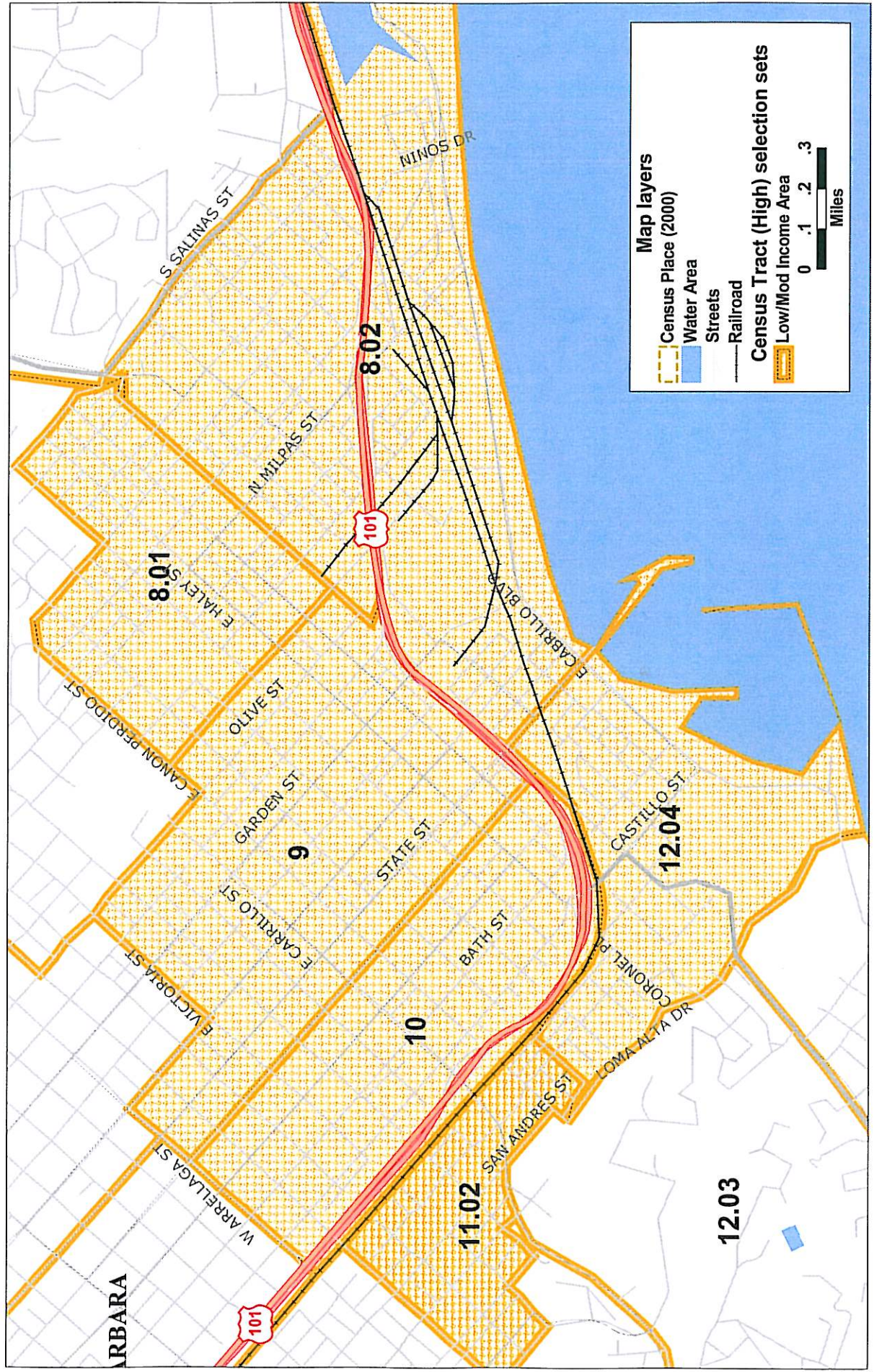


Map 1

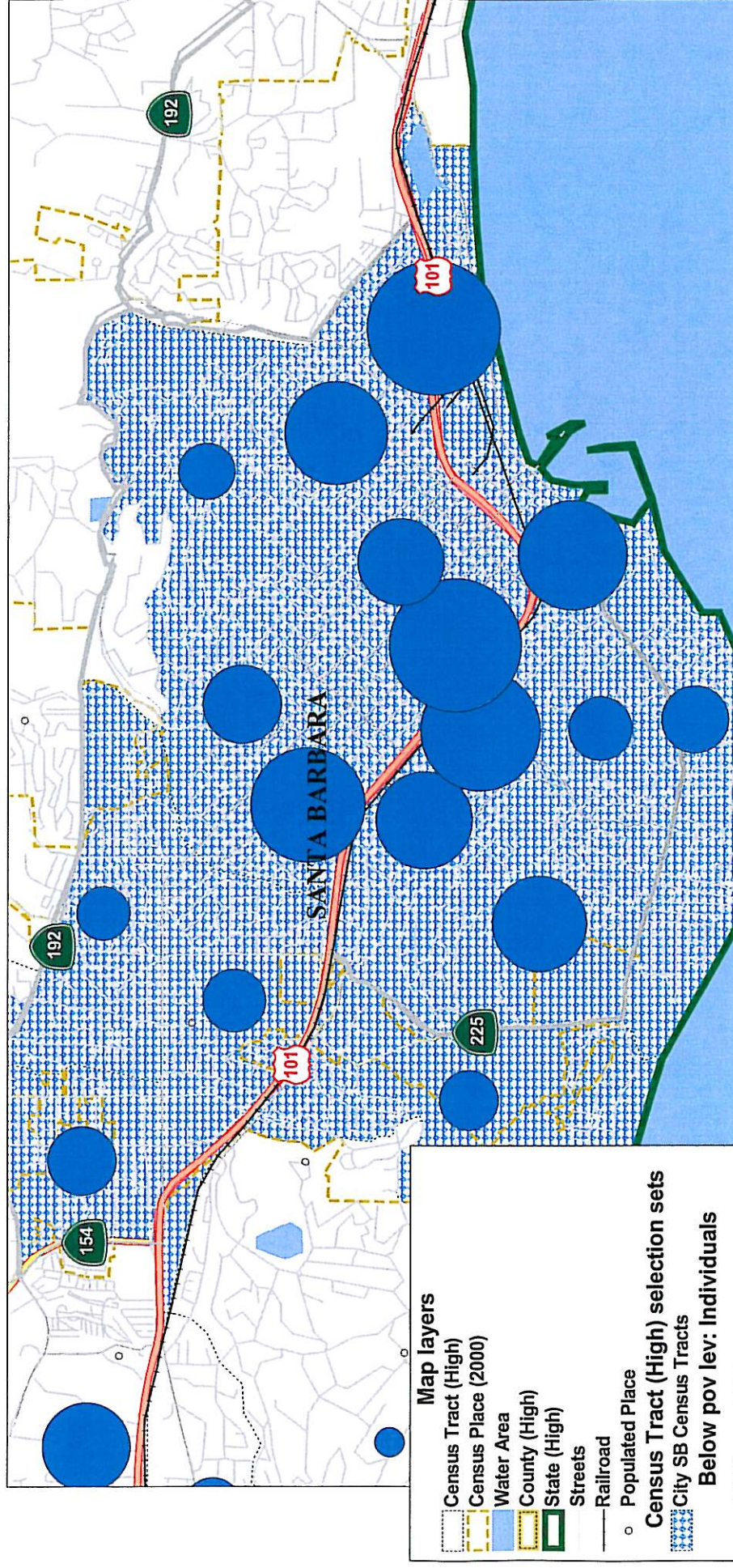
City of Santa Barbara



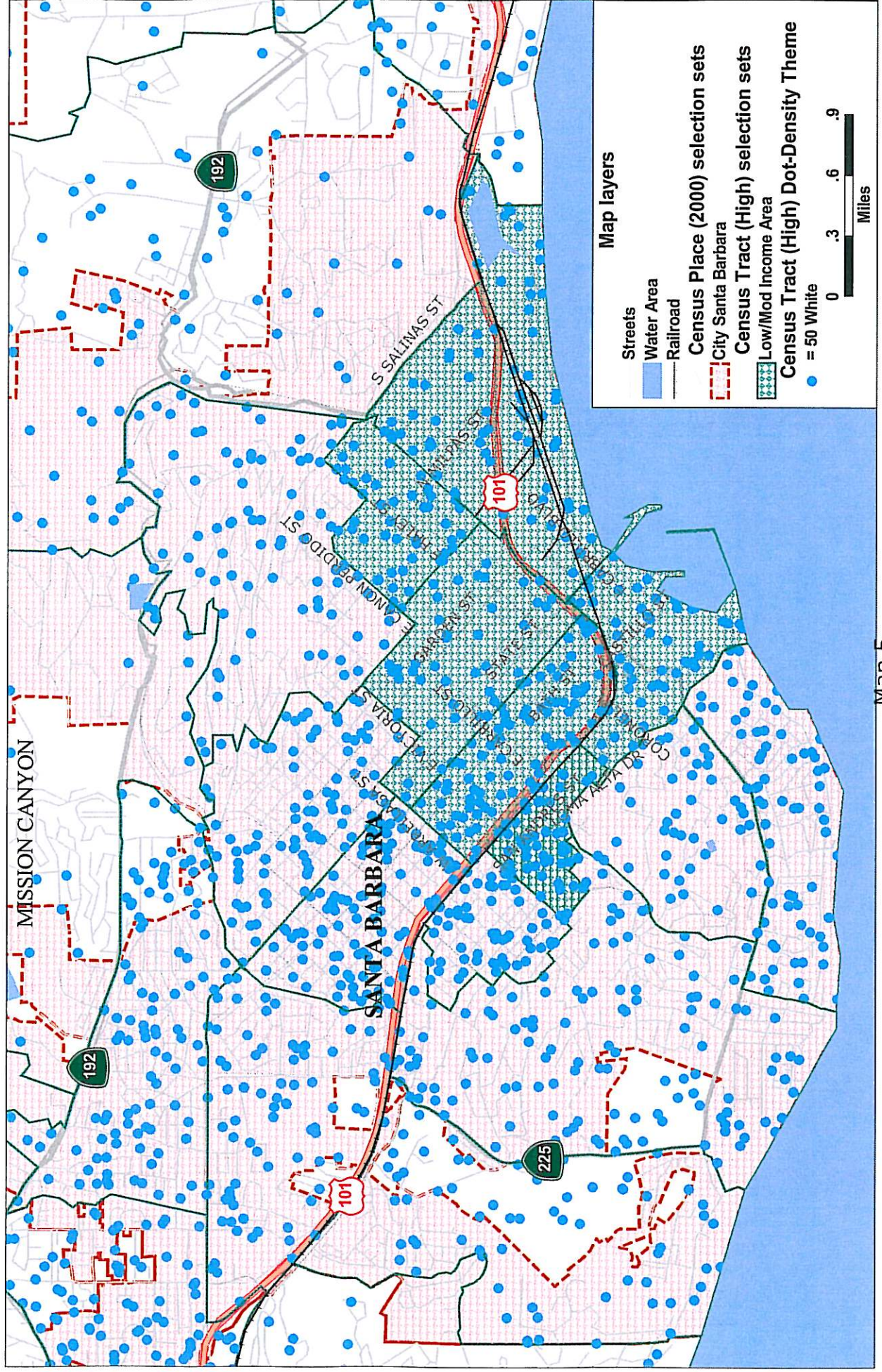
City of Santa Barbara Low/Mod Census Tracts



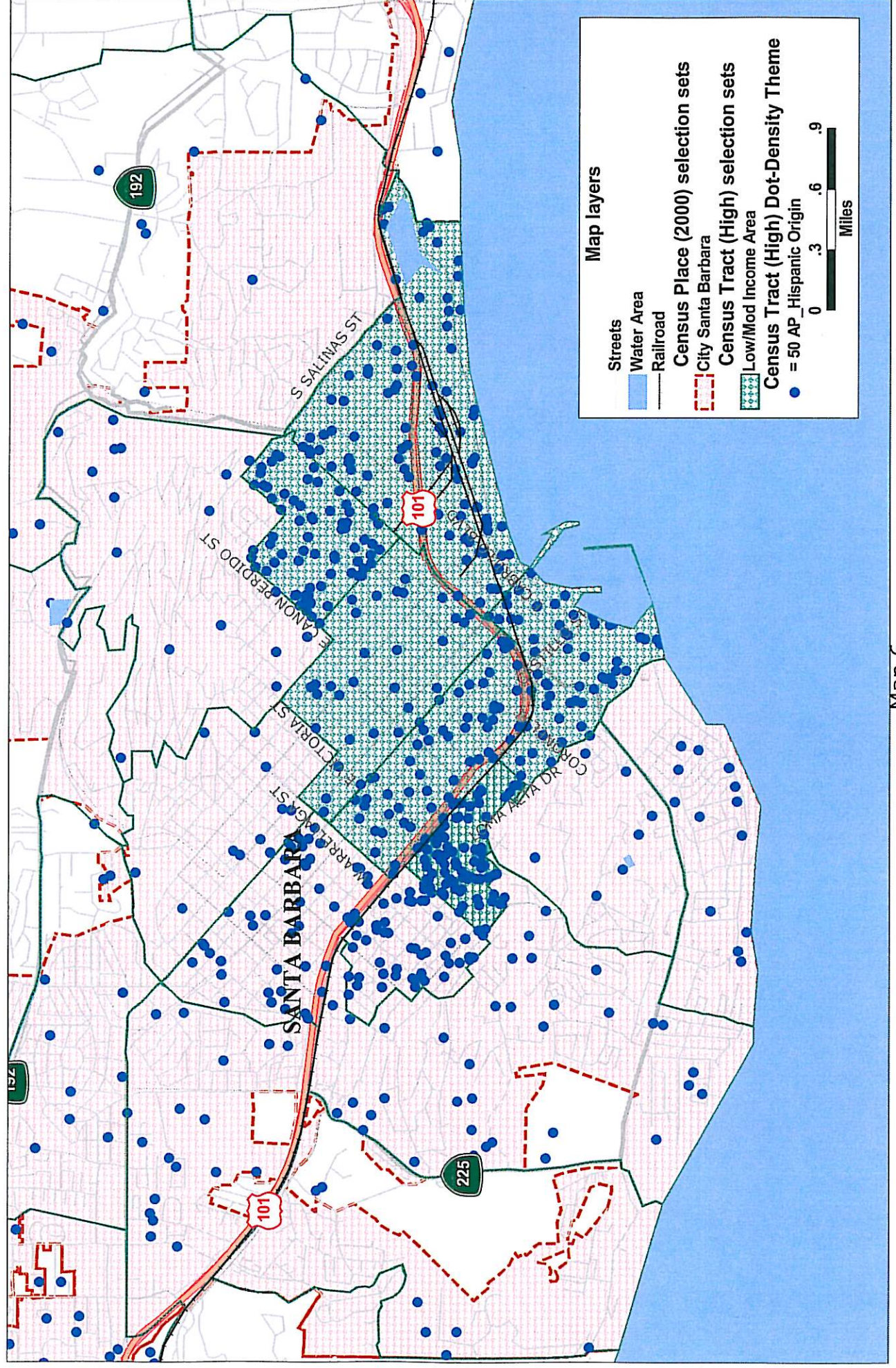
City of Santa BarbaraPoverty Level



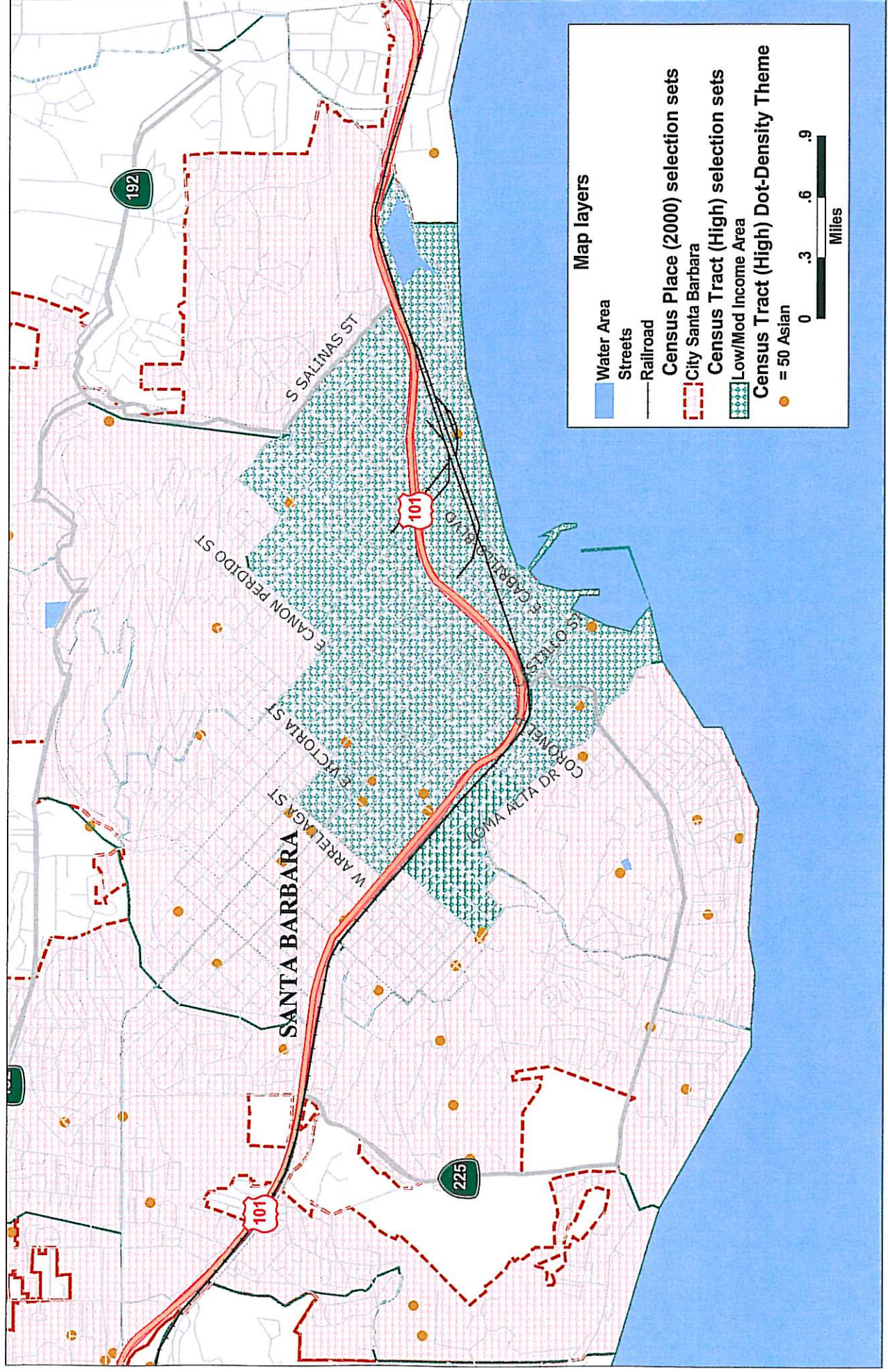
City Santa Barbara Populaton-White



City of Santa Barbara Population - Hispanic

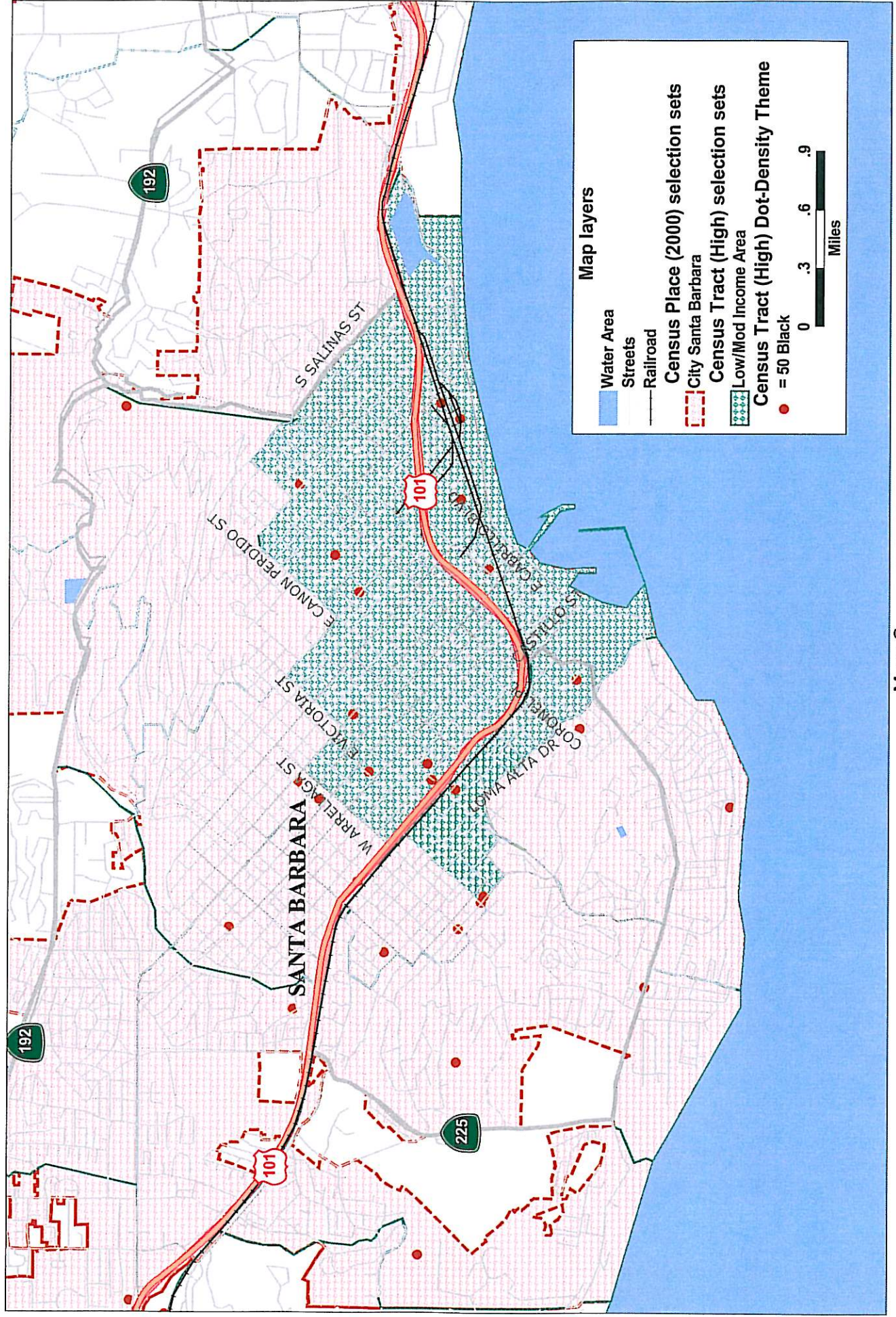


City Santa Barbara Population - Asian

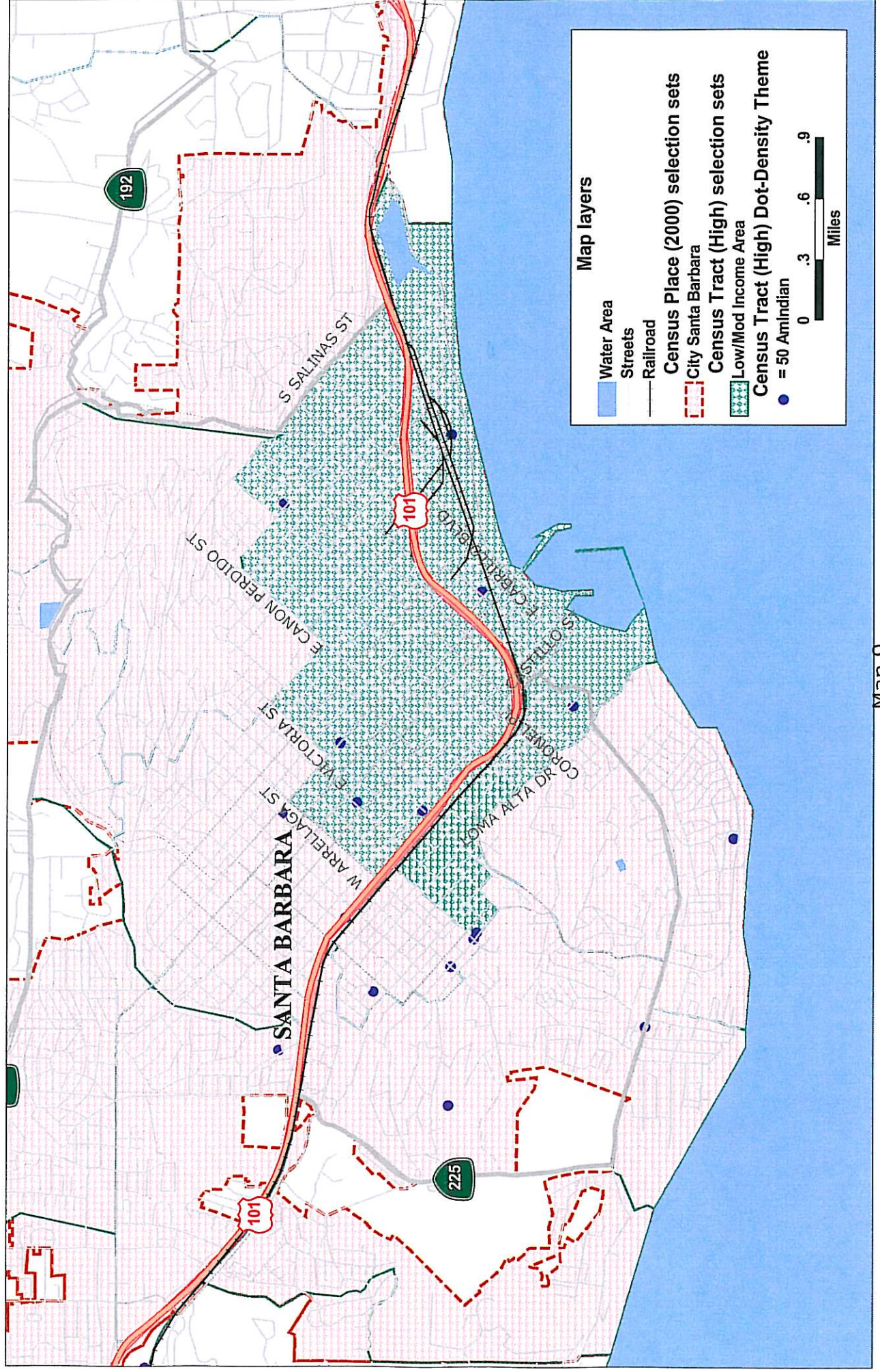


Map 7

City Santa Barbara Population - African American

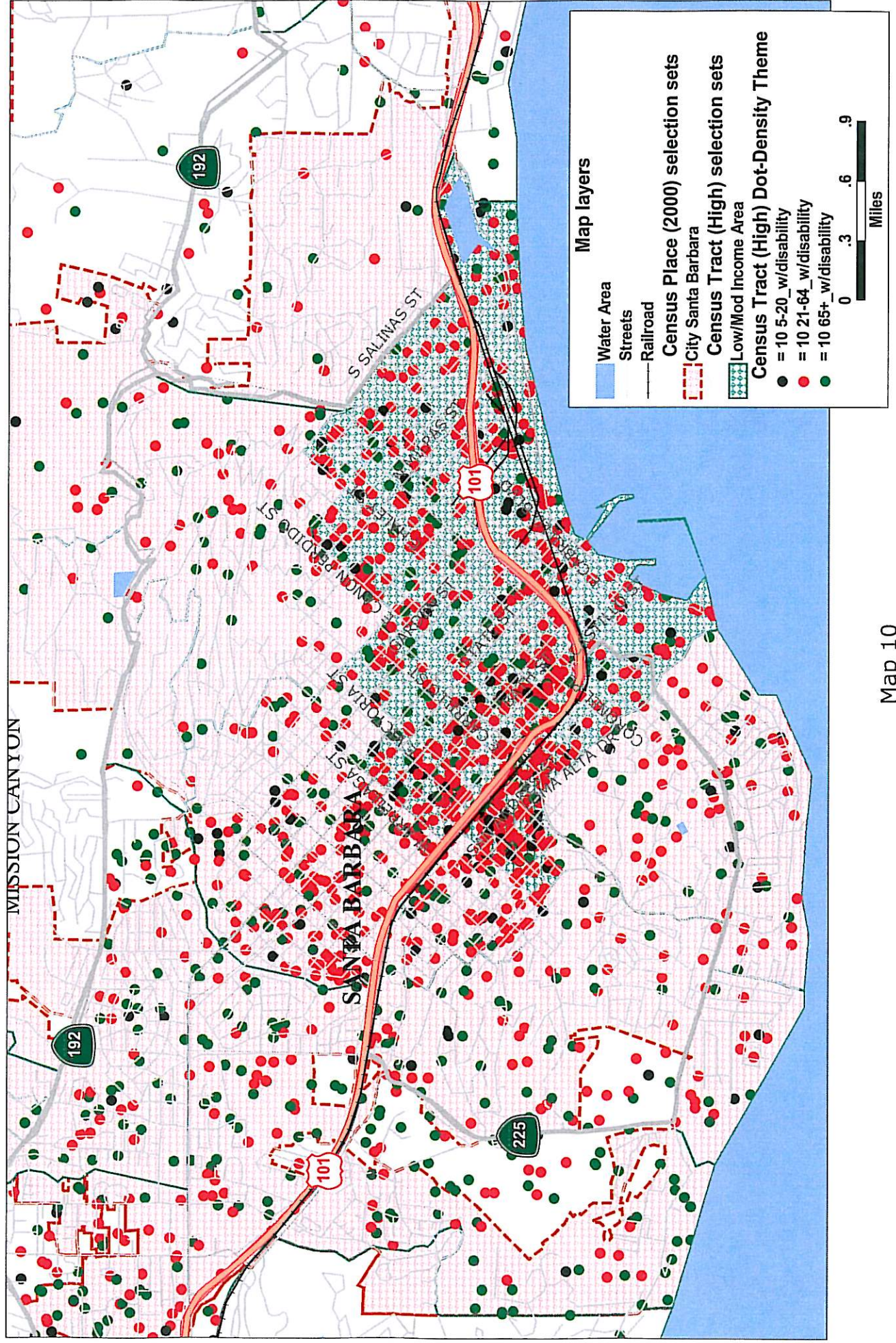


City Santa Barbara Population - American Indian

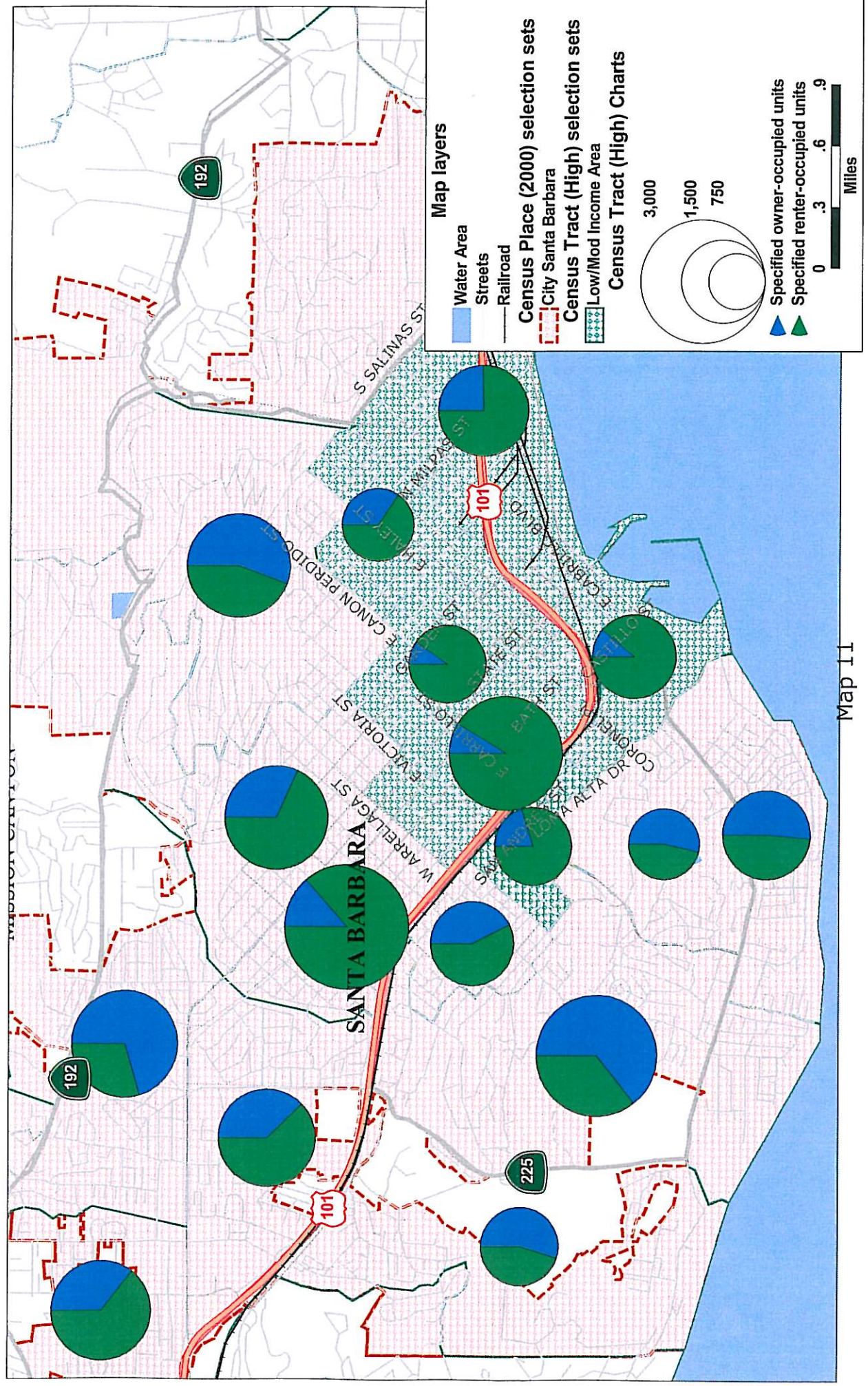


Map 9

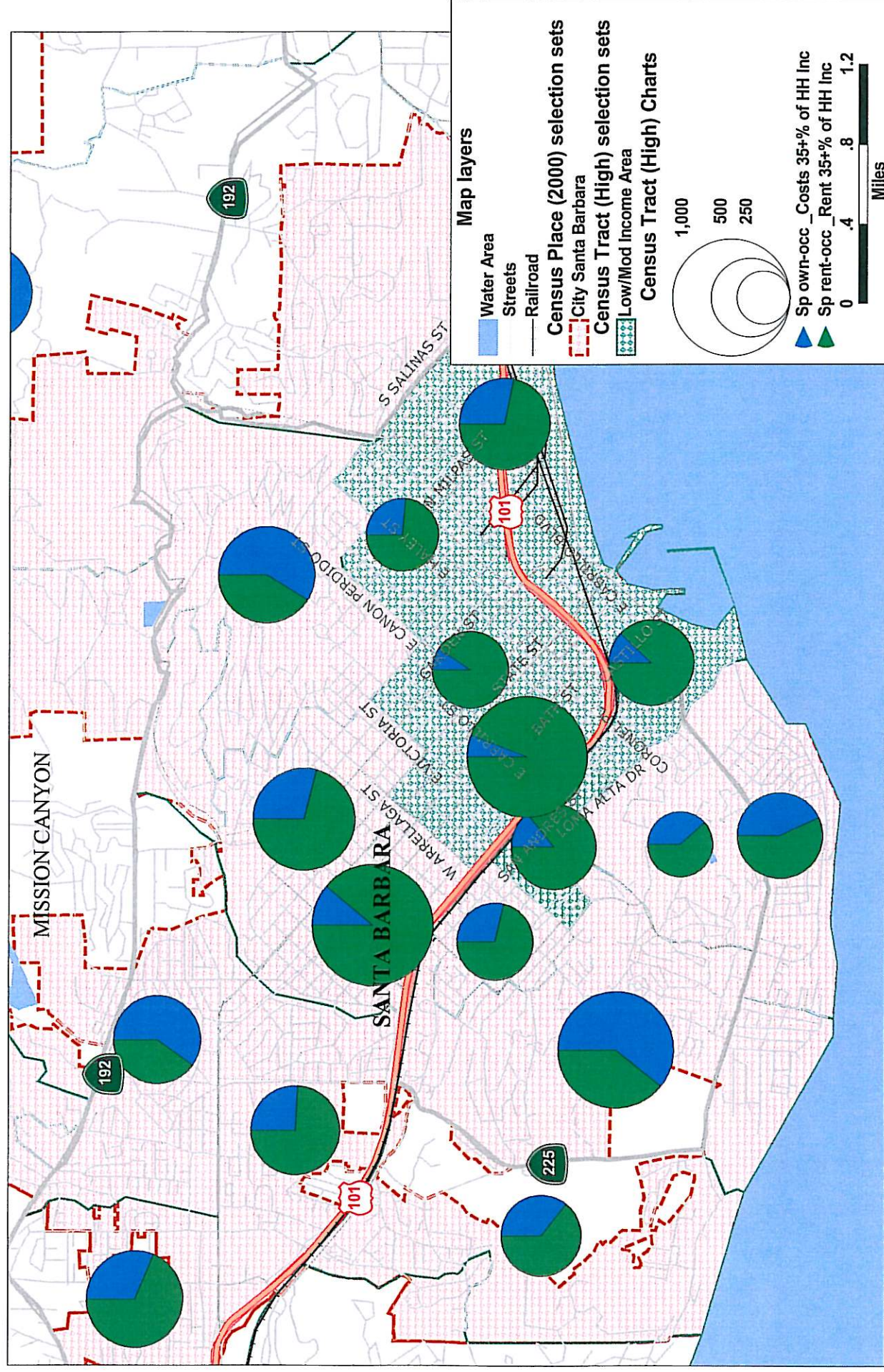
City of Santa Barbara Population-Disability



Renter vs. Owner Occupied Units



Renter vs. Owner Spending 35%+ HH Income on Housing



Map 12

2010 Action Plan Projects

Santa Barbara, California

